

27393

MTC 12-83

WARRANTY DEED

## KNOW ALL MEN BY THESE PRESENTS, That

Paul A. Breitenstein

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Robert C. Wallace and Grace E. Wallace, Husband and Wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The Easterly 50 feet of Lot 6, Block 40, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## MOUNTAIN TITLE COMPANY INC.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except

as set forth on the reverse of this deed, or those apparent upon the land, if any, as of the date of this deed.

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 41,000.00 and that ~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).~~ (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93-030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 24th day of August, 1983; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Paul A. Breitenstein  
Paul A. Breitenstein

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON, } ss.  
County of Klamath  
August 24, 19 83.

Personally appeared the above named  
Paul A. Breitenstein

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:  
(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires: 6/19/87

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_.

Personally appeared \_\_\_\_\_ and \_\_\_\_\_ who, being duly sworn, each for himself and not one for the other, did say that the former is the \_\_\_\_\_ president and that the latter is the \_\_\_\_\_ secretary of \_\_\_\_\_, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires:

Paul A. Breitenstein

P.O. Box 1598

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Robert C. Wallace and Grace E. Wallace

97280 Homestead Way

Gold Beach, Oregon

GRANTEE'S NAME AND ADDRESS

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Per Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of \_\_\_\_\_  
I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

SPACE RESERVED  
FOR  
RECORDER'S USE

By \_\_\_\_\_ Recording Officer  
Deputy

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SUBJECT-TO:

14295

1. Taxes for the fiscal year 1983-84, a lien, not yet due and payable.
2. Sewer and water use charges, if any, due to the City of Klamath Falls.

14296

STATE OF OREGON, )  
County of Klamath )

Filed for record at request of

on this 25th day of August A.D. 19 83  
at 8:45 o'clock A M, and duly  
recorded in Vol. M83 of Deeds  
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**EVELYN BIEHN**, County Clerk

By [Signature] Deputy

Fee \$8.00