

27493

MTC 12801-K

WARRANTY DEED

Vol. 443 Page 14486

KNOW ALL MEN BY THESE PRESENTS, That JAMES S. JONES and VERONICA L. JONES, co-owners pursuant to the provisions of ORS 107.105 1 (3) hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DALE H. PALMER and VELMA E. PALMER, 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 Southerly 65 feet of Lots 11 and 12, Block 7, BUENA VISTA ADDITION, TOGETHER WITH the vacated 16 feet of Oregon Avenue adjacent to Lots 11 and 12 of Block 7, BUENA VISTA ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

- continued on the reverse side of this deed -

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 stated on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed

and that 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 \$ 67,000.00

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 26th 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

August 26th, 1983

Personally appeared the above named James S. Jones and Michael Pisan as Attorney In Fact for Veronica L. Jones, and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires: 7/13/85

STATE OF OREGON, County of Klamath

Personally appeared

James S. Jones and Michael Pisan, 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

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

James S. Jones and Veronica L. Jones

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Dale H. Palmer
2504 Hawkins
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

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.

Recording Officer

Deputy

- continued from the reverse side of this deed -

14487

SUBJECT TO:

1. Taxes for the fiscal year 1983-1984, a lien, not yet due and payable.
2. Sewer and water use charges, if any, due to the City of Klamath Falls.
3. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
Dated: September 21, 1979
Recorded: October 1, 1979
Volume: M79, page 23209, Microfilm Records of Klamath County, Oregon
Amount: \$57,000.00
Grantor: James S. Jones and Veronica L. Jones, husband and wife
Trustee: William Sisemore
Beneficiary: Klamath First Federal Savings and Loan Association

The Grantees named on the reverse side of this deed hereby agree to assume and pay the above described Trust Deed.

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

on this 26 day of August A.D. 1983
at 1:52 o'clock P M, and duly
recorded in Vol. M83 of DEEDS
page 14486
EVELYN BIEHN, County Clerk
By: [Signature] Deputy
Fee 8.00