

27628

MTC 12786-K

WARRANTY DEED

Vol. 183 Page 14719

KNOW ALL MEN BY THESE PRESENTS, That ROGER A. RUDOLPH and NANCY L. RUDOLPH,
 husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
EDWARD WILLIAM OTTERSON

EDWARD WILLIAM OTTERSON, 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 ap-
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The Northeasterly 50 feet of Lots 9 and 10, Block 5, HILLSIDE 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.

- 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 \$ 41,900.00

~~However, the actual consideration consists of 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 30th day of August, 19 83;
 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)

ROGER A. RUDOLPH

NANCY L. RUDOLPH

STATE OF OREGON,) ss.
 County of Klamath
August 30, 19 83

Personally appeared the above named
ROGER A. RUDOLPH and NANCY L.
RUDOLPH, husband and wife

and acknowledged the foregoing instru-
 ment to be their voluntary act and deed.

Before me:
 (OFFICIAL SEAL)
Kristin Garrison
 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 be-
 half 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:

Mr. & Mrs. Roger A. Rudolph
P.O. Box 301
Springdale, UT 84767
 GRANTOR'S NAME AND ADDRESS

Mr. Edward William Otterson
1342 Worden
Klamath Falls, OR 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,) ss.

County of _____

I certify that the within instru-
 ment 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.

By _____ Recording Officer
 _____ Deputy

SPACE RESERVED
 FOR
 RECORDER'S USE

- continued from the reverse side of this deed -

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. Reservations and restrictions, including the terms and provisions thereof, as contained in Deed from R. M. Butler, et ux to LeRoy L. Erdmann and Flora S. Erdmann, recorded April 7, 1937, in Book 108, page 351, Deed Records of Klamath County, Oregon.
4. 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: June 5, 1979
Recorded: June 8, 1979
Volume: M79, page 13563, Microfilm Records of Klamath County, Oregon
Amount: \$30,400.00
Grantor: Kathy F. Burke and Robert McEwen, husband and wife
Trustee: Williams 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; ss.

Filed for record Mountain Title
this 31 day of Aug A. D. 19 83 at 9:05 o'clock AM
duly recorded in Volm 83, of Deeds on Page 1471.9

8.00 By Evelyn Biehn
EVELYN BIEHN, County Clerk