

28930

WARRANTY DEED

Vol. 12979 Page 16878

KNOW ALL MEN BY THESE PRESENTS, That

James L. Huntsman

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jeffrey Clay Ringulet and Trena Fay Ringulet, 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:

Lot 7, Block 15, EWAUNA HEIGHTS 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.

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 \$ 21,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols @ if not applicable, should be deleted. See ORS 23.030.)

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 29 day of September, 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)

James L. Huntsman

James L. Huntsman

STATE OF OREGON,

County of Klamath } ss.
September 29, 1983

Personally appeared the above named James L. Huntsman

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

(OFFICIAL SEAL) Linda Stelle

Notary Public for Oregon
My commission expires: 7/13/85

James L. Huntsman

GRANTOR'S NAME AND ADDRESS
Jeffrey Clay Ringulet and Trena Fay Ringulet
114 Lincoln
Klamath Falls, Oregon 97601

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, County of

Personally appeared 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:

STATE OF OREGON,

County of } ss.

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:

By Recording Officer

Deputy

872000
SUBJECT TO:

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16879

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: December 5, 1978 (As it appears on the Trust Deed)

Recorded: December 8, 1977

Volume: M77, page 23657, Microfilm Records of Klamath County, Oregon

Amount: \$10,200.00

Grantor: James L. Huntsman and Cynthia R. Huntsman, Husband and Wife

Trustee: William Sisemore

Beneficiary: Klamath First Federal Savings and Loan Association

Said Deed of Trust buyers agree to assume and pay in full.

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 30th day of Sept. A.D. 19 83
at 12:02 o'clock P M, and duly
recorded in Vol. M83 of Deeds

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EVELYN BIEHN, County Clerk

By Pam Smith Deputy

Fee \$8.00