

29591

WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

K-36550

Vol. M 83 Page 18009

KNOW ALL MEN BY THESE PRESENTS, That James L. Jones and Virginia A. Jones, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jake Van Pelt

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 9 in Block 4 of FIRST ADDITION to MOYINA MANOR according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

30

1983-84 taxes

2. Rules, regulations and assessments of South Suburban Sanitary District

3. Charges and assessments of the City of Klamath Falls for water service.

4. Reservations and restrictions contained in the dedication of First Addition Moyina Manor.

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: Trust deed for First National Bank of Oregon dated 11-22-72 and recorded 11-22-72 in Vol. M72, Page 13562 in the original amount of \$24,000.00 which the grantee assumes and agrees to pay the balance and items 1 thru 4** 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 \$ 45,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.036.)

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 8th day of October, 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. Jones

Virginia A. Jones

STATE OF OREGON, County of Marion, 1983

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: 6-5-85

STATE OF OREGON, County of Marion, 1983

Personally appeared the above named James L. Jones and Virginia A. Jones

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

NOTARY PUBLIC

Notary Public for Oregon My commission expires: 6-5-85

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jake Van Pelt 30810 S. Needy Rd. Canby, Oregon 97013

Until a change is requested all tax statements shall be sent to the following address. NO CHANGE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 19th day of October, 1983, at 10:30 o'clock A.M., and recorded in book M 83 on page 18009 or as file/reel number 29591

Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk Recording Officer By Pam Smith Deputy

Fee: \$4.00

SPACE RESERVED FOR RECORDER'S USE