

058830001

WARRANTY DEED

Vol. 1283 Page 18649

KNOW ALL MEN BY THESE PRESENTS, That LAWRENCE E. LAWSON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD A. KING and MARY K. KING, 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 2 in Block 48, FIRST 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

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 \$ 51,000.00

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 27th 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)

LAWRENCE E. LAWSON

STATE OF OREGON
County of Klamath
October 27, 1983

STATE OF OREGON, County of ss.

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

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.

(OFFICIAL SEAL)

Kristi L. Garrison

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

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Lawrence E. Lawson
1309 Summers Lane
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS
Richard A. King and Mary K. King
921 Vista Way
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 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
By Deputy

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- continued from the reverse side of this deed -

SUBJECT TO:

1. Taxes for the fiscal year 1983-1984, a lien, due and payable.
2. Assessments, if any, due to the City of Klamath Falls for water use.
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: April 18, 1978

Recorded: April 24, 1978

Volume: M78, page 7906, Microfilm Records of Klamath County, Oregon

Amount: \$33,850.00

Grantor: Lawrence E. Lawson and Lana Alene Lawson

Trustee: Transamerica Title Insurance Company

Beneficiary: First National Bank of Oregon

The Grantees named herein hereby agree to assume and pay the above described Trust Deed.

"This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 28th day of Oct. A.D. 19 83
at 11:56 o'clock A M, and duly
recorded in Vol. M 83 of Deeds
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EVELYN BIEHN, County Clerk

By [Signature] DeputyFee 8.00