

30505

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

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19450

Walter L. Moden

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
Susan R. Abts Swanson

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 3, Block 23, and the East ½ of vacated Cedar Street, adjoining on the West of ORIGINAL TOWN in the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## 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 set forth on the reverse of this deed, or 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 \$ 16,500.00. 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 93.030.)

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 10th day of November, 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.

Walter L. Moden  
Walter L. Moden

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

November 10th, 1983

Personally appeared the above named  
Walter L. Moden

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/13/85

STATE OF OREGON, County of

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 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:

Walter L. Moden

GRANTOR'S NAME AND ADDRESS

Susan R. Abts Swanson

40 Pine Street

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

ss.

I certify that the within instrument was received for record on the day of

at o'clock M., and recorded in book on page or as file/serial number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By

Recording Officer

Deputy

SUBJECT TO:

19451

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: November 24, 1980

Recorded: November 24, 1980

Volume: M80, page 22832, Microfilm Records of Klamath County, Oregon

Amount: \$17,000.00

Grantor: Theodore J. Paddock and Ralph A. Crawford, doing business as C&P Rentals, a partnership

Trustee: William L. Sisemore

Beneficiary: Certified Mortgage Company

The beneficial interest under said Trust Deed was assigned by instrument, Dated: November 24, 1980

Recorded: November 24, 1980

Volume: M80, page 22834, Microfilm Records of Klamath County, Oregon

Rerecorded: December 17, 1980

Volume: M80, page 24401, Microfilm Records of Klamath County, Oregon

To: Leonard Doerfler and Dorothy Doerfler, husband and Wife

STATE OF OREGON, )  
County of Klamath )

Filed for record at request of

on this 10th day of Nov. A.D. 19 83  
at 3:11 o'clock P M, and duly  
recorded in Vol. M83 of Deeds  
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EVELYN BIEHN, County Clerk

By Lana Smith Deputy

Fee 8.00