

31004

## WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That KENNETH R. KELLEY and MARY K. KELLEY, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN T. LINGGI and SYDNE G. LINGGI, husband and wife

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 11 and the Westerly 5 feet of Lot 10, Block 27, HOT SPRINGS 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.

SUBJECT TO: Taxes for the fiscal year 1983-1984, a lien, not yet due and payable and sewer and water use charges, if any, due to the City of Klamath Falls and all those of records as of the date of this deed.

(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 above 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 \$52,500.00

However, the actual consideration consists of or includes other property or value given or promised which is 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 16th 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)

KENNETH R. KELLEY  
MARY K. KELLEYSTATE OF OREGON, )  
County of Klamath ) ss.  
September 16, 1983Personally appeared the above named  
KENNETH R. KELLEY and MARY K.  
KELLEY, husband and wife

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

Before me:

(OFFICIAL  
SEAL)Notary Public for Oregon  
My commission expires:STATE OF OREGON, County of ) ss.  
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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:Kenneth R. Kelley and Mary K. Kelley  
2139 N. Eldorado #6/ 3405 SW Caraway Ct.  
K. Falls, OR 97601 Portland, OR 97219

GRANTOR'S NAME AND ADDRESS

John T. Linggi and Sydne G. Linggi  
1830 Melrose  
Klamath Falls, OR 97603

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 Klamath

I certify that the within instrument was received for record on the 25th day of November, 1983, at 4:03 o'clock P.M., and recorded in book/reel/volume No. 183 on page 20344 or as document/fee/file/instrument/microfilm No. 31004, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE

Fee: \$4.00

By Deputy

83 NOV 23 PM 4 03

Chk  
4.00