

31069

WARRANTY DEED

MTC 13202-K

KNOW ALL MEN BY THESE PRESENTS, That RHODA HARNDEN and JULIE EVANS,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DEAN A. FLOHR and CONSTANCE J. FLOHR, 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:

SEE LEGAL DESCRIPTION ON REVERSE SIDE

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 those of record and apparent on the land

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 \$ 59,000.00

~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 59,000.00. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 59,000.00. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 59,000.00.~~

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 29th 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, Klamath

County of Klamath, November 29, 1983

Personally appeared the above named Rhoda Harnden & Julie Evans

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/13/85

RHODA HARNDEN & JULIE EVANS

GRANTOR'S NAME AND ADDRESS

Dean A. Flohr & Constance J. Flohr
836 Pacific Terrace
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

Julie Evans
STATE OF OREGON County of _____, 19____ ss.

Personally appeared _____, 19____ 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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

STATE OF OREGON, _____ ss.

County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19____,

SPACE RESERVED FOR RECORDER'S USE

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

20457

20457

DESCRIPTION

The 3 of Block 37, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the following:

Beginning at the most Northerly corner of Lot 3, Block 37, HOT SPRINGS ADDITION to Klamath Falls, Oregon; thence South $61^{\circ} 42'$ West along the line between Lots 2 and 3 of said Block 37, a distance of 87.5 feet; thence South $28^{\circ} 18'$ East, one foot; thence North $61^{\circ} 42'$ East 87.5 feet to the Northeasterly line of said Lot 3; thence North $28^{\circ} 18'$ West, one foot to the point of beginning, being a portion of Lot 3, Block 37, Hot Springs Addition to Klamath Falls, Oregon.

SUBJECT TO:

1. Reservations as contained in plat dedication of Hot Springs Addition.

2. Easements, as contained in Deed from George C. Stevens and Fannie Stevens, husband and wife as grantors to Elmer Harnden and Rhoda Harnden, husband and wife, grantees, recorded in Volume 181, page 365, Deed Records of Klamath County, Oregon, on October 30, 1945, to wit:

"Also subject to the easement granted this day by the grantors herein to the owners of the adjoining Lot 2, to use in common a joint driveway. Together with a like easement on said Lot 2 this day conveyed to the grantors."

STATE OF OREGON,
County of Klamath)

Filed for record at request of

on this 29 day of Nov. A.D. 1983
at 3:18 o'clock P M, and duly
recorded in Vol. m83 of Deeds
Page 20456

EVELYN BIEHL, County Clerk

By Sam Smith Deputy

Fee 8.00