

32009

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Bonnie M. Valdez

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jose H. Valdez
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 17, Block 125 MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Subject, however, to the following:

1. Taxes for the year 1983-1984 are now a lien but not yet payable.
2. Subject to the interest of United States of America in a ditch known as "B" Lateral, as set forth in instrument recorded June 25, 1909, in Book 27, Page 235, Deed Records.
3. Reservations and restrictions as contained in deed from Klamath Corporation to E. M. Chilcote and D. M. Smith recorded April 12, 1933, in Book 99 at Page 555, Deed Records, for telephone and telegraph lines and excluding any alcoholic beverages on the property.

(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 noted of record as of the date of this deed 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 \$ 15,500.00.
~~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 27 day of December, 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)

Bonnie M. Valdez
Bonnie M. Valdez

STATE OF OREGON, }
County of Klamath } ss.
December 27, 1983

STATE OF OREGON, County of _____) ss.
_____, 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 _____

Personally appeared the above named
Bonnie M. Valdez
and acknowledged the foregoing instrument to be _____ her _____ voluntary act and deed.

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: 11-30-87

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Jose H. Valdez
2538 Orchard Ave.
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Jose M. Valdez
2538 Orchard Ave.
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, }
County of Klamath } ss.

I certify that the within instrument was received for record on the 29th day of December, 1983, at 3:24 o'clock P.M., and recorded in book/reel/volume No. M83 on page 22216 or as document/fee/file/instrument/microfilm No. 32009, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Don Smith Deputy

Fee: \$4.00