

33593

WARRANTY DEED

MTC-13377

GLADYS E. MAYBERRY

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT H. ANDERSON and BETH ANDERSON, 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 8, Block 9, ORIGINAL TOWN OF LINKVILLE, now City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Southerly 14 feet thereof.

## 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 \$ 60,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).~~ (The sentence between the symbols ©; if not applicable, should be deleted. See ORS 93.830.)

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 15 day of February, 1984; 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.

Gladys E. Mayberry

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

February 16th, 1984

Personally appeared the above named Gladys E. Mayberry

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/13/85

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

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:

Gladys E. Mayberry

GRANTOR'S NAME AND ADDRESS

Robert H. & Beth Anderson  
230 North 6th Street  
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of ) ss.

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.

By

Recording Officer

Deputy

7118

2448

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
  2. Right of Way, including the terms and provisions thereof, dated August 26, 1881, recorded December 12, 1884 in Book 2 at page 170, Deed Records, Samuel B. Cranston and Octavia O. Cranston to Link Water Ditch Co.
  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: July 13, 1979  
Recorded: July 17, 1979  
Volume: M79, page 16920, Microfilm Records of Klamath County, Oregon  
Amount: \$43,200.00

Grantor: Gerald Mayberry and Gladys E. Mayberry, husband and wife  
Trustee: William Sisemore  
Beneficiary: Klamath First Federal Savings and Loan Association  
Re-recorded: August 14, 1979  
Volume: M79, page 19302, Microfilm Records of Klamath County, Oregon

The grantees as they appear on the reverse of this document agree to assume and to pay said Trust Deed in full.

4. 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 16th day of Feb. A.D. 19 84  
at 11:05 o'clock A M, and duly  
recorded in Vol. M84 of Deeds  
Page 2447

**EVELYN BIEHN**, County Clerk

By Pam Smith, Deputy

Fee 8.00