

35916

MOUNTAIN TITLE COMPANY INC

WARRANTY DEED

Vol. 188 Page 6811

KNOW ALL MEN BY THESE PRESENTS, That BRUCE L. GUSTAFSON and ALEXIS GUSTAFSON
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARK R. KRIVULKA and LINDA KRIVULKA, 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 AS IT APPEARS ON THE REVERSE OF THIS DEED.



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 shown on the reverse of this deed, and those of record and apparent upon the land, if any as of the date of this deed,

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 \$ 33,500.00. 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 23 day of April, 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.

(If executed by a corporation, affix corporate seal)

Bruce L. Gustafson
Bruce L. Gustafson

Alexis Gustafson
Alexis Gustafson

STATE OF OREGON,

County of Lane } ss.
April 23, 1984

STATE OF OREGON, County of Lane } ss.
April 23, 1984

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
Bruce L. Gustafson and
Alexis Gustafson
and acknowledged the foregoing instrument to be their 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)

Patricia Updegrave
PATRICIA UPDEGRAVE
Notary Public for Oregon
My commission expires 2/15/87

Patricia Updegrave
PATRICIA UPDEGRAVE
Notary Public for Oregon
My commission expires: 2/15/87

BRUCE L. GUSTAFSON and ALEXIS GUSTAFSON

GRANTOR'S NAME AND ADDRESS

MARK R. KRIVULKA and LINDA KRIVULKA
P.O. Box 1937
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of

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

MOUNTAIN TITLE COMPANY INC

DESCRIPTION

The Westerly 44.2 feet of the S $\frac{1}{2}$ of Lot 2, Block 46, FIRST 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.

Beginning on the Northerly line of the unnamed street between Block 46 and Block 51 at the Southwesterly corner of said Lot 2; thence Northeasterly along the line of the said street 44.2 feet; thence Northwesterly and parallel with Sixth Street, 55 feet; thence Southwesterly and parallel with aforesaid unnamed street 44.2 feet to the Westerly line of said Lot 2; thence Southeasterly along said line of said Lot 2, 55 feet to the place of beginning, being a part of Lot 2, Block 46 of FIRST ADDITION to the City of Klamath Falls, Oregon;

ALSO the Southeasterly 60 feet of Lot 3, Block 46, FIRST 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:

1. An easement created by instrument, including the terms and provisions thereof,
Dated: February 6, 1978
Recorded: February 8, 1978
Volume: M78, page 2374, Microfilm Records of Klamath County, Oregon
In favor of: Pacific Power & Light Company
For: Electric transmission and distribution line

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:ss
I hereby certify that the within instrument was received and filed for record on the 25th day of April A.D., 19 84 at 10:57 o'clock A M, and duly recorded in Vol M84, of Deeds on page 6811.

Fee: \$ 8.00

EVELYN BIEHN, COUNTY CLERK

by: Ram Smith, Deputy