

OA

42028

WARRANTY DEED

Vol. M84 Page 17393

KNOW ALL MEN BY THESE PRESENTS, That Vernon L. Durant, Bruce L. Durant, and Trudie D. Durant

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Ernest Graves

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:

The Southeasterly 80 feet of the following described property, A parcel of land situate in Lots 9 and 10, Block 2 of Resubdivision of Truacts 2B and 3 of Homedale, more particularly described as follows: Beginning at a point 177 feet Northwest of the Southeasterly corner of Lot 10, Block 2, said subdivision; thence Northeasterly 227.5 feet to a point on the Northeasterly line of Lot 9, Block 2, said subdivision that is 14.5 feet Northwesterly of the Northeast corner of Lot 9, Block 2; thence Northwesterly along the Northeast line of Lot 9, Block 2, 160 feet to a point; thence Southwesterly to a point on the Southwest line of Lot 10, Block 2, 160 feet Northwesterly from the point of beginning; thence Southeasterly along the Southwest line of Lot 10, Block 2, 160 feet, more or less, to the point of beginning.

(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 restrictions of record and easements apparent on the land and Mortgage to First Federal, recorded M-74 on page 2757, which grantee herein assumes and agrees to pay 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 \$ 79,836.00

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 93.030.)

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 9th day of October, 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.

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.

Vernon L. Durant
Bruce L. Durant
Trudie D. Durant

STATE OF OREGON,)
County of Klamath) ss.
October 9, 1984.

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 be-
half 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: _____

(If executed by a corporation, affix corporate seal)

Personally appeared the above named
Vernon L. Durant
Bruce L. Durant and Trudie D. Durant
and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Carolyn DeVore
OFFICIAL SEAL
Notary Public for Oregon
My commission expires: 3-20-85

Bruce L. Durant, et al
2340 S. Sixth
Klamath Falls, Oregon
GRANTOR'S NAME AND ADDRESS

Ernest Graves
1125 Carlson
Klamath Falls, Oregon
GRANTEE'S NAME AND ADDRESS

After recording return to:
Ernest Graves
1125 Carlson
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Ernest Graves
1125 Carlson
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instru-
ment was received for record on the
10th day of October, 1984,
at 8:40 o'clock A.M., and recorded
in book/reel/volume No. M84 on
page 17393 or as fee/file/instru-
ment/microfilm/reception No. 42028,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk
NAME TITLE
By *Pam Smith* Deputy
INDEX: 21.00

Fee: \$4.00