

44693

KNOW ALL MEN BY THESE PRESENTS, That ARTHUR R. NEECE and BERTHA D. NEECE, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT G. CLOSSON and ELLEN D. CLOSSON, 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 3 in Block 37 of BUENA VISTA 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.

"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."

SUBJECT TO: Sewer and water use charges, if any, due to the City of Klamath Falls.

## 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 stated above 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 \$ 3,000.00

~~HOWEVER, IF THE DEED IS TO BE USED AS A MORTGAGE, THE FOLLOWING SENTENCE SHOULD BE DELETED: (SEE OREGON REV. STAT. 93.030) The sentence between the symbols " " if not applicable, should be deleted. See OREGON REV. STAT. 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 7th day of January, 1985; 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)

ARTHUR R. NEECE  
BERTHA D. NEECE

STATE OF OREGON,

County of Klamath  
January 7, 1985

Personally appeared the above named  
ARTHUR R. NEECE and BERTHA D.  
NEECE, husband and wife

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

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

STATE OF OREGON, County of

Personally appeared

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:

Arthur R. Neece & Bertha D. Neece  
2244 Kiln Street  
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Robert G. Closson & Ellen D. Closson  
2244 Kiln Street

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME ADDRESS ZIP

Until a change is requested all his statements shall be sent to the following address:

SAME AS GRANTEE

NAME ADDRESS ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 7th day of January, 1985, at 11:06 o'clock AM, and recorded in book M85 on page 195 or as file/reel number 44693.

Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By *Theresa J. Biehn* Deputy  
Recording Officer

Fee: \$5.00