

46210

MTC#19614

WARRANTY DEED

Vol. M85 Page

2729

KNOW ALL MEN BY THESE PRESENTS, That JOHN LUNDBERG and DONNA LUNDBERG, husband

and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL A. MORSTAD and MARIE MURPHY-MORSTAD, 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:

Lots 4 and 5, Block 14, FAIRVIEW ADDITION NO. 2 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.



## 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 \$ 100,000.00. 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 93-030.)

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 21st day of February, 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)

John Lundberg  
John Lundberg

Donna Lundberg  
Donna Lundberg

STATE OF OREGON,

County of Klamath

STATE OF OREGON, County of

19

Personally appeared

Personally appeared the above named  
John Lundberg & Donna Lundberg

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

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:

8/16/88

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

John Lundberg &amp; Donna Lundberg

GRANTOR'S NAME AND ADDRESS

Michael A. Morstad and Marie Murphy-Morstad  
1831 Manzanita  
Klamath Falls, OR 97601

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

GRANTEE

NAME, ADDRESS, ZIP

SUBJECT TO:

1 - 2730

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
  2. 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: November 19, 1979  
 Recorded: December 3, 1979  
 Volume: M79, page 27955, Microfilm Records of Klamath County, Oregon  
 Amount: \$30,000.00  
 Grantor: John Lundberg and Donna Lundberg, husband and wife  
 Trustee: William Sisemore  
 Beneficiary: Klamath First Federal Savings and Loan Association

The Grantees as they appear on the reverse of this deed, DO NOT agree to assume said Trust Deed.

"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 22nd day of February A.D. 19 85  
 at 11:23 o'clock A M, and duly  
 recorded in Vol. M85 of Deeds  
 Page 2729

**EVELYN BIEHN**, County Clerk  
 By [Signature] Deputy  
 Fee 9.00

