

OA

49435

WARRANTY DEED

Vol. 185 Page 8245

KNOW ALL MEN BY THESE PRESENTS, That Boye Bangsbo and Judy I. Bangsbo hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Judy I. Bangsbo, 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:

All of Lot 45 and the Westerly 8 feet of Lot 44 and all of Lot 58 and the Westerly 8 feet of Lot 59, ROSELAWN, a Subdivision of Block 70 Buena Vista Addition to the City of Klamath Falls, Oregon, in the County of Klamath State of Oregon, together with the vacated alley lying between said Lots and the E½ of vacated alley lying adjacent to the herein described property as vacated by Ordinance recorded December 10, 1958 in Book 307 at page 405, Deed Records.

(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 easement to Calif. Oregon Power Company in Deed Volume 75 on page 399, and Trust deed in favor of Equitable Savings and Loan Assoc. recorded in M-78 on page 28084, records of Klamath County, Oregon. 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 \$ none. 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 ①, 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 10 day of June, 19 85; 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.

Boye Bangsbo

Judy I. Bangsbo

Judy I. Bangsbo

STATE OF OREGON,)
County of Klamath) ss.
19 85

STATE OF OREGON, County of Klamath) ss.
19 85

Personally appeared Boye Bangsbo and Judy I. Bangsbo 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)

Personally appeared the above named Boye Bangsbo and Judy I. Bangsbo and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: [Signature]
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 2/28/88

Notary Public for Oregon
My commission expires:

(If executed by a corporation, affix corporate seal)

Boye and Judy Bangsbo
640 Roseway Dr.
Klamath Falls, Oregon 97603

GRANTOR'S NAME AND ADDRESS

Judy I. Bangsbo
640 Roseway Dr.
Klamath Falls, Oregon 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee above

NAME, ADDRESS, ZIP

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

Grantee above

NAME, ADDRESS, ZIP

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instrument was received for record on the 4th day of June, 19 85, at 2:54 o'clock P.M., and recorded in book/reel/volume No. 185 on page 8245 or as fee/file/instrument/microfilm/reception No. 49435, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By [Signature] Deputy

Fee: \$5.00

Check 5.00

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