

50037

MTC# 15066P

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That B. JOHN LUNDBERG and DONNA J. LUNDBERG  
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GREG S. EVANS and  
SANDRA L. EVANS, husband and wife  
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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 1, Block 5, 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.

SUBJECT TO:

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

## MOUNTAIN TITLE COMPANY INC.

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.

(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  
above 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 \$ 47,000.00  
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 19th day of June, 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)

B. John Lundberg  
Donna J. Lundberg

Donna J. Lundberg

STATE OF OREGON,

County of Klamath

ss.

6/15, 1985

STATE OF OREGON, County of

19

ss.

Personally appeared

and

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 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:

Notary Public for Oregon

My commission expires:

8/16/88

B. John Lundberg &amp; Donna J. Lundberg

GRANTOR'S NAME AND ADDRESS

Greg S. Evans and Sandra L. Evans

1620 FAIRVIEW  
Klamath Falls OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instru-  
ment was received for record on the  
19th day of June, 1985,  
at 8:31 o'clock A.M., and recorded  
in book M85 on page 9255 or as  
file/reel number 50037

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

Evelyn Biehn, County Clerk

Recording Officer

By Pam Smith Deputy

Fee: \$5.00

MOUNTAIN TITLE COMPANY INC.

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