

50090

WARRANTY DEED

Vol. m85 Page 9345

**KNOW ALL MEN BY THESE PRESENTS, That**

Thomas H. Younger and Linda M. Younger, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Michael W. O'Donnell and Lisa R. O'Donnell, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 12, Block 7, HILLSIDE 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.

## 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 set forth on the reverse of this deed, or those apparent upon the land, if any,

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 \$ 60,000.00. 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 20th 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)

Thomas H. Younger

Linda M. Younger

STATE OF OREGON,

County of Klamath } ss.  
June 20, 1985

STATE OF OREGON, County of Klamath } ss.

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

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:

Notary Public for Oregon  
My commission expires: 7/13/85

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Thomas H. Younger and Linda M. Younger

GRANTOR'S NAME AND ADDRESS

Michael W. O'Donnell and Lisa R. O'Donnell  
2039 Lawrence Street  
Medford, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

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

Per Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of

I certify that the within instrument was received for record on the day of 1985,

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.

Recording Officer

By Deputy

"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:

1. City water and sewer use charges, if any, due to the City of Klamath Falls.
2. Reservations and restrictions, including the terms and provisions thereof, recorded January 16, 1933 in Book 83, page 448, wherein Klamath Development Co. is grantor and Walter P. Lassett is grantee.
3. 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 15, 1978  
Recorded: November 28, 1978  
Volume: M78, page 26760, Microfilm Records of Klamath County, Oregon  
Amount: \$35,200.00  
Grantor: Thomas H. Younger and Linda M. Younger, husband and wife  
Trustee: William Sisemore  
Beneficiary: Klamath First Federal Savings & Loan Association  
Said Deed of Trust buyers herein agree to assume and pay.

STATE OF OREGON, )

County of Klamath )

Filed for record at request of

on this 20th day of June A.D. 19 85  
at 12:07 o'clock P M, and duly  
recorded in Vol. M85 of Deeds  
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EVELYN BIEHN, County Clerk

By Ram Smith Deputy  
Fee \$9.00