

OA

50154

WARRANTY DEED

Vol. 185 Page 9423



KNOW ALL MEN BY THESE PRESENTS, That ALBERT BONDEROW and LOUISE BONDEROW, husband and wife, who acquired title as ALBERT BONDEROU and LOUISE BONDEROU hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL NEIL FITZPATRICK and SUSAN KAY FITZPATRICK, husband & 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 11, Block 4, Tract No. 1035 GATEWOOD, in the County of Klamath, State of Oregon.

(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

SEE ATTACHED EXHIBIT "A"

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 \$54,000.00. 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 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.

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.

Albert Bonderow
Louise Bonderow

STATE OF OREGON,
County of Klamath } ss.
June 21, 1985

STATE OF OREGON, County of \_\_\_\_\_ ) ss.
\_\_\_\_\_, 19\_\_\_\_\_

Personally appeared the above named Albert Bonderow and Louise Bonderow

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

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) Susan C. Cuel
Notary Public for Oregon
My commission expires: 6-21-88

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: \_\_\_\_\_
(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to: Mr. + Mrs. Michael Neil Fitzpatrick 5116 Gatewood Klamath Falls, Oregon 97603
Until a change is requested all tax statements shall be sent to the following address: Mr. + Mrs. Michael Neil Fitzpatrick 5116 Gatewood Klamath Falls, Oregon 97603

STATE OF OREGON,
County of \_\_\_\_\_ } ss.
I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said county.
Witness my hand and seal of County affixed.
NAME TITLE
By \_\_\_\_\_ Deputy

70 JUN 21 AM 11 07

## Subject to:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Restrictions, including set back provisions and utility easements, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Gatewood.
3. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded May 17, 1973 in Book M-73 at page: 5995
4. Trust Deed, including the terms and provisions thereof, recorded May 19, 1976 in Book: M-76 at page: 7484 in favor of First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation, which Trust Deed the grantees herein assume and agree to pay according to the terms contained therein.

STATE OF OREGON, )  
 County of Klamath )

Filed for record at request of

on this 21st day of June A.D. 19 85  
 at 11:07 o'clock A M, and duly  
 recorded in Vol. M85 of Deeds  
 Page 9423

**EVELYN BIEHN, County Clerk**

By *Ann Smith* Deputy

Fee 9.00