

55647

WARRANTY DEED

Vol. M85 Page 18934

KNOW ALL MEN BY THESE PRESENTS, That Kenneth E. Cunard and Maryann L. Cunard, husband and wife, (Maryann Cunard is a licensed Oregon Realtor) hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Charles D. (Sr.) and Bonnie J. Whittemore, 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 9 in Block 109, Buena Vista 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

Subject to: Assesments and charges of the City of Klamath Falls for water and sewer; reservations, restrictions, easements and rights-of-way of record and those apparent on the land, trust deed including the terms and provisions thereof dated March 27, 1980, between Charles D. Whittemore, Sr. and Carl M. and Mary Kathleen McLerran; and Real property taxes now due and payable

(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

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 \$ 15,300.00. 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 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 21 day of November, 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 WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Kenneth E. Cunard by Maryann L. Cunard, his attorney in fact

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

STATE OF OREGON, County of Klamath } ss.

Personally appeared the above named
Kenneth E. Cunard and Maryann L. Cunard
and acknowledged the foregoing instrument to be their voluntary act and deed.

Personally appeared _____ and _____ who, being duly sworn, each swore 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.

(OFFICIAL SEAL)

Before me
Notary Public for Oregon
My commission expires: 10-17-88

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Kenneth E. and Maryann L. Cunard
403 Main Street
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Charles D. and Bonnie J. Whittemore, Sr.
3600 South Sixth Street
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Charles D. Whittemore, Sr.
3600 South Sixth Street
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Charles D. and Bonnie J. Whittemore, Sr.
3600 South Sixth Street
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 21st day of November, 1985, at 4:05 o'clock P.M., and recorded in book/reel/volume No. M85 on page 18934 or as fee/file/instrument/microfilm/reception No. 55647, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Bishn, County Clerk
By _____ Deputy

Fee: \$5.00

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EX 500