

55651

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That WILLIAM PAUL VIAN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RALPH C. EARP and PAMELA S. EARP, husband and wife, hereinafter called the grantees, 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 10 in Block 102 of 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:

1. Taxes for 1979-1980 now a lien but not yet payable.
2. Charges and assessments of the City of Klamath Falls for monthly water and/or sewer service.

NOTE: 272nd improvement lien of the City of Klamath Falls is in the construction stage. A lien will be assessed against the property when the construction is completed.

(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 reservations, restrictions, rights-of-way, easements of record and those apparent upon the land and as hereinabove set forth.

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 \$ 32,900.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 9 day of August, 1979; 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)

William Paul Vian

STATE OF OREGON,

County of Klamath

August 9, 1979

Personally appeared the above named

William Paul Vian

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-5-83

STATE OF OREGON, County of

ss. , 19

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

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)

Notary Public for Oregon

My commission expires:

William Paul Vian  
509 Mount Whitney  
Klamath Falls, Oregon 97601  
GRANTOR'S NAME AND ADDRESS

Ralph C. & Pamela S. Earp  
715 California Ave.  
Klamath Falls, Oregon 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Ralph C. & Pamela S. Earp  
715 California Ave.  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

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

GRANTEES  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 22nd day of November, 1979, at 8:32 o'clock A.M., and recorded in book M85 on page 18935 or as file/reel number 55651.

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

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