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K-38187

STEVENESS LAW PUBLISHING CO., PORTLAND, OR. 97204

WARRANTY DEED

Vol. m85 Page 20394

KNOW ALL MEN BY THESE PRESENTS, That Carson S. Kendall and Sharon A. Kendall, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Molatore Gerbert Rusth & Co., P.C. 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:

The Westerly 200 feet of the Northerly 425 feet of Lot 1 in Block 4 of Tract No. 1080, Washburn Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

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 certain mortgage seized in fee simple of the above granted premises, free from all encumbrances except that certain mortgage executed by Carson S. Kendall and Sharon A. Kendall, husband and wife, to Washburn Enterprises, Inc., dated January 5, 1979, recorded January 8, 1979 in Volume M79 page 601 Mortgage Records of Klamath County, Oregon which Grantee will 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 \$ 0. 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 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 11 day of December, 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.

STATE OF OREGON,
County of Klamath } ss.
December 11, 1985

Personally appeared the above named Carson S. Kendall and Sharon A. Kendall who acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon
My commission expires: 10/3/89

Carson S. Kendall and Sharon A. Kendall
3006 Vale Rd.
Klamath Falls, Oregon 97603

Molatore Gerbert Rusth & Co., P.C.
626 South Seventh St.
Klamath Falls, Oregon 97601

After recording return to:
Molatore Gerbert Rusth & Co., P.C.
626 South Seventh St.
Klamath Falls, Oregon 97601

Until a change is requested all tax statements shall be sent to the following address:
Molatore Gerbert Rusth & Co., P.C.
626 South Seventh St.
Klamath Falls, Oregon 97601

STATE OF OREGON, County of _____) ss.
Personally appeared _____, 19 _____

each for himself and not one for the other, did say that the former is the _____ who, being duly sworn, 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.

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 16th day of December, 1985, at 1:37 o'clock P.M., and recorded in book/reel/volume No. M85 on page 27394 or as fee/tile/instrument/microfilm/reception No. 56384, Record of Deeds of said county. Witness my hand and seal of County affixed.

Evalyn Biehn, County Clerk
NAME
By _____ TITLE

Fee: \$5.00