

56471

WARRANTY DEED

Vol. M85 Page 20524

**KNOW ALL MEN BY THESE PRESENTS, That** MARC R. WILLIAMS and CAROL J. WILLIAMS, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DENNIS R. MC DONALD and DEBBIE K. MC DONALD, husband and 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:

PARCEL 1: The Southwesterly 58 feet of the Southeasterly 40 feet of Lot 5, Block 60 NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at the most Southerly corner of Lot 5, Block 60, NICHOLS ADDITION; thence Northeasterly along the line between Lots 4 and 5 in Block 60; 58 feet; thence Northwesterly at right angles to the line between Lots 4 and 5, 40 feet; thence Southwesterly at right angles to 11th Street, 58 feet to the Northeasterly boundary line of 11th Street; thence Southeasterly along the Northwesterly boundary line of 11th Street, 40 feet to the point of beginning.

PARCEL 2: The Northeasterly 40 feet of Lot 5 and 6, Block 60, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, more particularly described as follows:

## MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -  
(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 stated on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed

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 \$ 19,900.00

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 16th 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.

(If executed by a corporation, affix corporate seal)



STATE OF ~~UNKNOWN~~ CALIFORNIA } ss.  
County of Siskiyou  
December 16, 1985

Personally appeared the above named  
MARC R. WILLIAMS and CAROL J.  
WILLIAMS, husband and wife.

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

Before me:

(OFFICIAL SEAL)

*Diana R. Beers*

Notary Public for Oregon Calif.  
My commission expires: 2-13-88

*Marc R. Williams*  
MARC R. WILLIAMS

*Carol J. Williams*  
CAROL J. WILLIAMS

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
December 16, 1985

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:

Marc R. Williams & Carol J. Williams

617 White Fir  
Etna, CA 96027

GRANTOR'S NAME AND ADDRESS

Dennis R. McDonald & Debbie K. McDonald

621 N. 11th  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

MOUNTAIN TITLE COMPANY

NAME, ADDRESS, ZIP

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

SAME AS 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.

By \_\_\_\_\_

Recording Officer

Deputy

15205

- continued from the reverse side of this deed -

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legal continued - - -

Beginning at a point on the Southeasterly line of said Lot 5, which point bears North 38°56' East 58 feet from the most Southerly corner of said Lot 5; thence North 38°56' East along the Southeasterly line of Lots 5 and 6 in said Block 60, 72 feet; to the most Easterly corner of Lot 6; thence North 51°04' West along the line between Lots 6 and 7, 40 feet; thence South 38°56' West parallel to the Southeasterly line of Lots 5 and 6, 72 feet; thence South 51°04' East parallel to the line between Lots 6 and 7, 40 feet, more or less, to the point of beginning.

"This instrument will not allow sue 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."

SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, a lien, due and payable.  
Amount: \$498.39 plus interest Account No.: 3809-29DC-1700 Key No.: 370039  
Amount: \$ 56.82 plus interest Account No.: 3809-29DC-1800 Key No.: 370048

The Buyer has agreed to assume and pay the balance of the taxes due as of the date of this deed.

2. A perpetual easement for ingress and egress from the above described land, over, and across the sidewalk now existing on the Southeasterly 9 feet of the Southeasterly 58 feet of said Lot 5 as disclosed in Deed Volume 246, page 346, Deed Records of Klamath County, Oregon.

3. Easement for an alley over the Easterly 10 feet of the herein described property as disclosed in Deed Volume 246, page 344, Deed Records of Klamath County, Oregon.

4. Real Estate Contract, including the terms and provisions, thereof,  
Dated: September 6, 1978  
Recorded: September 7, 1978  
Volume: M78, page 19754, Microfilm Records of Klamath County, Oregon  
Vendor: Richard L. Thurber and Sally L. Thurber, husband and wife  
Vendee: Marc R. Williams and Carol J. Williams, husband and wife

The Vendors interest of Richard L. Thurber and Sally L. Thurber in said Real Estate Contract was assigned by Warranty Deed:

Dated: December 31, 1979

Recorded: December 31, 1979

Volume: M79, page 29936, Microfilm Records of Klamath County, Oregon  
From: Richard L. Thurber and Sally L. Thurber  
To: Pacific West Mortgage Co., an Oregon corporation

The Vendors interest of Richard L. Thurber and Sally L. Thurber in said Real Estate Contract was assigned by instrument:

Dated: December 31, 1979

Recorded: December 31, 1979

Volume: M79, page 29938, Microfilm Records of Klamath County, Oregon  
From: Richard L. Thurber and Sally L. Thurber  
To: Pacific West Mortgage Co., an Oregon Corporation

The Vendors interest of Pacific West Mortgage Co., an Oregon corporation in said Real Estate Contract was assigned by Warranty Deed:

Dated: February 11, 1980

Recorded: February 12, 1980

Volume: M80, page 2774, Microfilm Records of Klamath County, Oregon  
From: Pacific West Mortgage Co., an Oregon corporation  
To: Ivan Menke

The Vendors interest of Pacific West Mortgage Co., an Oregon corporation in said Real Estate Contract was assigned by instrument:

Dated: February 11, 1980

Recorded: February 12, 1980

Volume: M80, page 2776, Microfilm Records of Klamath County, Oregon  
To: Ivan Menke

The Grantees named on the reverse side of this deed hereby agree to assume and pay the vendees interest in the above described Real Estate Contract.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of \_\_\_\_\_ December \_\_\_\_\_ A.D., 19 85 at 4:16 o'clock P. M., and duly recorded in Vol. M85  
of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page 20524.

FEE \$9.00

Evelyn Biehn, County Clerk  
By \_\_\_\_\_