

WARRANTY DEED

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56651

KNOW ALL MEN BY THESE PRESENTS, That RUSSELL A. DUNN AND SANDRA M. QUINN
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
RUSSELL A. DUNN AND SANDRA M. DUNN husband & 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 ap-
pertaining, situated in the County of MIAMATH and State of Oregon, described as follows to-wit:

A portion of Lot 7, Block 41, HILLSIDE 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, more particularly described as follows:

Beginning at a point on the Southeasterly line of Manzanita Street, 150 feet
Easterly along the said Southeasterly line of Manzanita Street from the North-
west corner of Block 41, HILLSIDE ADDITION to the City of Klamath Falls; thence
at right angles Southeasterly 92 feet; thence at right angles Northeasterly and
parallel with said Manzanita Street 100 feet to the Southwest line of that certain
20 foot alley running through said Block 41; thence Northwesterly along said South-
westerly line of said alley 92 feet; thence Southwesterly 100 feet to the point of
beginning, with bearings based on Survey No. 2941.

(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

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 other property or value given by the grantor
(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 24th 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 OREGON,

County of Klamath
Dec 24, 1985

Personally appeared the above named
Russell A. Dunn and Sandra M. Quinn
formerly known as Sandra M. Quinn

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me, Barbara J. Tucker
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 6-16-88

STATE OF OREGON, County of _____

Personally appeared _____, 19____, 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 that the seal affixed to the foregoing instrument is the corporate seal
of said corporation and that said instrument was signed and sealed in be-
half 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: _____

Dunn & Quinn

GRANTOR'S NAME AND ADDRESS

Dunn & Dunn

GRANTEE'S NAME AND ADDRESS

After recording return to:

Dunn's

926 Newcastle

Klamath Falls, OR 97601

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

Klamath First Federal

P.O. Box 5270

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instru-
ment was received for record on the
24th day of December, 1985,
at 1:50 o'clock P. M., and recorded
in book M85 on page 20844 or as
file/reel number 56651

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk
By Pat Smith Deputy
Recording Officer

Fee: \$5.00