

57158

ATC 86002

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Charles L and Sandra J DeLoe

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James R and Michelle Pederson 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 1, Block 6, Sun Forest Estates. Tract 1060

This instrument is being recorded as an accommodation only, and has not been examined as to validity, effect or effect it may have upon the herein described property. This courtesy recording has been requested of ASPEN TITLE & ESCROW, INC.

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 those of record.

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 \$ 4,000.00

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 22nd day of December, 1982, 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)

WASHINGTON

STATE OF OREGON

County of Grays Harbor } ss.
December 22, 1982

Personally appeared the above named Sandra J. DeLoe and Charles L. DeLoe

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

Notary Public for Oregon Washington
My commission expires: 4-12-86

STATE OF OREGON, County of

Personally appeared

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 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)

Charles L & Sandra J DeLoe
404 South 7th
Montesano, WA 98563
GRANTOR'S NAME AND ADDRESS

James R & Michelle Pederson
1274 N.E. Village Sq Ct
Gresham, Oregon 97030
GRANTEE'S NAME AND ADDRESS

After recording return to:

Pine Forest Escrow
6731 N.E. 47th Ave.
Portland, Or. 97218
NAME, ADDRESS, ZIP

That a change is requested all tax statements shall be sent to the following address:

James R & Michelle Pederson
1274 N.E. Village Sq Ct
Gresham, Oregon 97030
NAME ADDRESS ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 10th day of January, 1986 at 3:45 o'clock P.M. and recorded in book reel volume No. 1186 on page 607 or as document/fee/file/instrument/microfilm No. 57153 Record of Deeds of said county

Witness my hand and seal of County affixed

Evelyn Biehn, County Clerk

By Pam Smith Deputy

SPACE RESERVED FOR RECORDER'S USE

Fee: 11.00