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58267

MTC 10979

STEVENS-HESS LAW PUB. CO., PORTLAND, ORE.

Vol. M86 Page 2705

KNOW ALL MEN BY THESE PRESENTS, That James R. DeBaun, Trustee, and/or any Successor Trustee, under Written Declaration of Trust dated September 7, 1972 to grantor paid by James C. Julius, hereinafter called the grantor, for the consideration hereinafter stated,

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:

Lots #5 and #6, Block 20,  
Second Addition to the City  
of Klamath Falls, Oregon.

Subject to: Rights, rights of way, easements of record, those apparent on the land, and to items revealed by the Title Insurance Search.

(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 above granted 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 \$5,500.00--  
However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).  
In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 30<sup>th</sup> day of December, 1981

James R. DeBaun

CALIFORNIA  
STATE OF OREGON, County of Klamath  
Personally appeared the above named

and acknowledged the foregoing instrument to be

voluntary act and deed.

(OFFICIAL SEAL)



Before me:

Notary Public for Oregon - CALIFORNIA  
My commission expires

NOTE—The sentence between the symbols  $\{ \}$  and  $\}$  should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

James R. DeBaun

EC 1-10, Big Bear Lake,  
CA 92315

GRANTOR'S NAME AND ADDRESS

James C. Julius  
1304 Saturn Blvd., San Diego  
CA 92154

GRANTEE'S NAME AND ADDRESS

After recording return to:

James C. Julius  
1304 Saturn Blvd., San Diego,  
San Diego, CA 92154

NAME, ADDRESS, ZIP

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

James C. Julius  
1304 Saturn Blvd., San Diego  
CA 92154

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 13th day of February, 1986, at 1:14 o'clock P.M., and recorded in book M86 on page 2705 or as file/reel number 58267.

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