

62875

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Gordon W. Malcomb and John D. Roberts,
dba Skyboys

~~agent~~
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Maryann L. Cunard and Marlene S. Rollins
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 Southwesterly one-half of Lot 1, Block 4, ORIGINAL TOWN OF KLAMATH FALLS, formerly known as LINKVILLE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"This instrument will not allow use 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."

(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 of this deed, or those apparent upon the land, if any, as of the date of this deed.

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 \$ 29,500.00.
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 @, 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 23 day of September, 1980;
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, } ss.
County of Klamath
September 23, 1980.

Personally appeared the above named
Gordon W. Malcomb and
John D. Roberts
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
Alvin Stille
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: July 13, 1981

Gordon W. Malcomb
Gordon W. Malcomb
John D. Roberts
John D. Roberts
STATE OF OREGON, County of _____) ss.
_____, 19____

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:

Notary Public for Oregon
My commission expires: _____

STATE OF OREGON, } ss.
County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/real number _____
Record of Deeds of said county.
Witness my hand and seal of County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

By _____ Recording Officer
Deputy

After recording return to:
Klamath 1st Fed
540 Main
K Falls
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
Same
NAME, ADDRESS, ZIP

10946

10946

10946

Subject to: Taxes for the fiscal year 1980-81 , a lien, not yet due and payable.
Sewer and water use charges, if any, due to the city of Klamath Falls.
Real Estate Contract, including the terms and provisions thereof

Dated: June 17, 1980
Recorded: June 17, 1980
Volume: M-80 page 11152, Microfilm Records of Klamath County, Oregon
Vendor: Warren G. Mason and Thelma T. Mason, Husband and Wife
Vendee: Gordon W. Malcomb and John D. Roberts

that all indebtedness of record on the date of this instrument shall be
a lien in favor of the lender and shall be paid by the borrower and shall be
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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 23rd day
of June A.D. 19 86 at 4:12 o'clock P M., and duly recorded in Vol. M86
of Deeds on Page 10945

FEE \$14.00

Evelyn Biehn, County Clerk
By *Sam Smith*