

54684

WARRANTY DEED
MR-1084-L

Vol. 1480 Page 1418

KNOW ALL MEN BY THESE PRESENTS, That

John R. Davis and Colleen Craig Davis, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Karla J. Knieps

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 in anywise in anywise situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lots 17 and 18 in Roselawn, SUBDIVISION OF BLOCK 70 of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. ALSO, the South 6 feet of vacated alley adjacent to said lots on the North.

MOUNTAIN TITLE COMPANY

"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."

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 set forth on the reverse of this deed of 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 \$ 25,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 12th day of August, 1986, 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 Lane

8-4-86

19

Personally appeared the above named

John R. Davis and

Colleen Craig Davis

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

Before me:

Notary Public for Oregon

My commission expires: 3-20-90

STATE OF OREGON, County of

19

Personally appeared

and 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.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

John R. Davis and Colleen Craig Davis

860 W. 24th Street

Eugene, Oregon 97405

GRANTOR'S NAME AND ADDRESS

Karla J. Knieps

607 Roseway

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

Per Grantee

NAME, ADDRESS, ZIP

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

STATE OF OREGON,

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/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By

Deputy

1. Taxes for the fiscal year 1986-1987, a lien, not yet due and payable.
2. Right of Way, including the terms and provisions thereof, for the construction of water mains and the maintenance of same to California Oregon Power Company, a California corporation, recorded April 17, 1927, in Deed Book 75, page 399.
3. Grant of right of way, including the terms and provisions thereof, for transmission line and the maintenance of same, to Pacific Power & Light Co., recorded April 17, 1927, in Deed Book 75, page 399-400.
4. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein,
 Dated: October 11, 1974
 Recorded: October 16, 1974
 Volume: M74, page 13494, Microfilm records of Klamath County, Oregon
 Amount: \$14,400.00
 Grantor: Bradford A. Wise and Kristine R. Wise, husband and wife
 Trustee: William Ganong, Jr.
 Beneficiary: First Federal Savings & Loan Association of Klamath Falls, Oregon
 SAID TRUST DEED BUYER DOES NOT AGREE TO ASSUME AND PAY.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
 of August A.D., 19 86 at 10:05 o'clock A M., and duly recorded in Vol. M86 day
 of Deeds on Page 14188
 FEE \$14.00
 Evelyn Biehn, County Clerk
 By *[Signature]*

