

65055

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That George E. Kunz and Cora C. Kunz, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by John M. Van Ausdall

, hereinafter called 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 SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 29, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon;

Subject to the following:

(1) Rights of the public in and to any portion of said premises lying within the limits of roads and highways;

(2) No building shall be situated on the above described property within 200 feet of the Westerly line thereof for the purpose of any future extension of the dedicated public road adjacent to the West known as "Rockwell Drive;"

(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 noted of record as of the date of this deed, and 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 \$ 13,000.00

~~Other taxes, liens, mortgages, or other encumbrances on the property, or any part thereof, are hereby promised which are not shown on the record as of the date of this deed.~~ (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 6th day of December, 1976; 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)

George E. Kunz

Cora C. Kunz

STATE OF OREGON, County of _____ ss.

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 _____, 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

FILLMORE COUNTY, VIRGINIA } ss.

County of Klamath

December JAN 11 1977, 19 76

Personally appeared the above named George E. Kunz and Cora C. Kunz, husband and wife

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

My Commission Expires July 24, 1979

Mr. and Mrs. George E. Kunz
7318 Dartford Dr.

McLean, VA 22101
GRANTOR'S NAME AND ADDRESS

Mr. John M. VanAusdal
24527 Butler Road
Elmira, OR 97437
GRANTEE'S NAME AND ADDRESS

After recording return to:

Munkinville E2C104
Box Crater Lake Ave.
Medford, OR 97504
NAME, ADDRESS, ZIP

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

Kaichen
HC 52 Box 571
Coos Bay, OR 97504
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 21st day of August, 1986, at 9:41 o'clock A.M., and recorded in book M86 on page 15005 or as file/real number 65055, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer

Fee: \$10.00

By John Smith Deputy