

67701

WARRANTY DEED

MO-177149

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19869

KNOW ALL MEN BY THESE PRESENTS, That

Richard T. Dudy and Jeanne S. Dudy, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by G. Michael Redd and Kristi Lynn Redd, Husband and Wife as to an undivided one-half interest *** 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 _____ and State of Oregon, described as follows, to-wit:

***and Lawrence O. Redd and Shelley J. Redd, Husband and Wife as to an undivided one half interest.

Lot 12, Block 303, Darrow Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 those of record as of the date of this deed, and those apparent upon the land, if any, and that 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 \$58,077.34. 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 31st day of October, 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.

Richard T. Dudy
Richard T. Dudy

Jeanne S. Dudy
Jeanne S. Dudy

STATE OF OREGON, County of _____, 19 ____ ss.

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 _____

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: _____

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath } ss.
October 31st, 19 86.

Personally appeared the above named Richard T. Dudy and Jeanne S. Dudy and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires 7/13/89

Richard T. Dudy and Jeanne S. Dudy

GRANTOR'S NAME AND ADDRESS

G. Michael Redd
5844 Mack Ave
Klamath Falls Or 97603

GRANTEE'S NAME AND ADDRESS

G. Michael Redd et al

NAME, ADDRESS, ZIP

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

Per. Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath } ss.

I certify that the within instrument was received for record on the 31st day of October, 19 86, at 4:52 o'clock P.M., and recorded in book M86 on page 19869 or as file/reel number 67701 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By _____ Recording Officer
Deputy

Fee: \$10.00

MOUNTAIN TITLE COMPANY