

NET 38887

FORM No. 633—WARRANTY DEED (Individual or Corporation)

1-1-74

68299

WARRANTY DEED

STEELE LAW PUBLISHING CO., PORTLAND, OR. 97204

Vol. M8 Page 20971

KNOW ALL MEN BY THESE PRESENTS, That ERIC G. ENGBERG and JOSEPHINE W. ENGBERG, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES DAVID WHITTEMORE and REBECCA WHITTEMORE, husband and wife, 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:

Lot 6 in Block 6, of EWAUNA HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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 excepting Trust Deed # 01 8449, dated September 30, 1970 recorded in Volume M70, page 8759, Microfilm Records of Klamath County, Oregon., payable at First Federal Savings & Loan Association of Klamath Falls, Oregon., 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 \$48,000.00. However, the actual consideration consists of or includes other property or value given or promised which is 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 1st day of July, 1981, 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)

Josephine W. Engberg

STATE OF OREGON,
County of Klamath } ss.
July 1, 1981

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

Personally appeared the above named ERIC G. ENGBERG and JOSEPHINE W. ENGBERG, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

_____, 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 _____, 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, Karen Linn
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 6/12/84

Notary Public for Oregon
My commission expires: _____ (OFFICIAL SEAL)

Eric G. Engberg

GRANTOR'S NAME AND ADDRESS
Charles David Whittemore
202 Washington Street
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS
After recording return to:
Grantee
NAME, ADDRESS, ZIP _____

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

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 17th day of November, 1986, at 1:56 o'clock PM, and recorded in book/reel/volume No. M36 on page 20971 or as document/fee/file/instrument/microfilm No. 68299, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE
By Ram Smith Deputy

Fee: \$10.00