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68879

WARRANTY DEED

Vol. 1180 Page 22261



KNOW ALL MEN BY THESE PRESENTS, That Boye Bangsbo

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Judy I. Howe, 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:

Grantor's undivided one-half interest as tenants in common with Grantee in the real property described on the reverse hereof.

(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 on the reverse hereof

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 \$66,767.27. 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 1st day of December, 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.

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.

STATE OF OREGON, } ss.
County of Klamath
December 1st, 1986

Personally appeared the above named
Boye Bangsbo

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

Before me: *Juan A. Page*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 4/24/89

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 be-
half 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)

Boye Bangsbo
5065 Donald Street
Eugene, OR 97405
GRANTOR'S NAME AND ADDRESS

Judy I. Howe
2743 Dayton Street
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:
Judy I. Howe
same as Grantee's

NAME, ADDRESS, ZIP

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

Judy I. Howe
same as Grantee's

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

I certify that the within instru-
ment was received for record on the
_____ day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book/reel/volume No. _____ on
page _____ or as fee/file/instru-
ment/microfilm/reception No. _____,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

NAME

TITLE

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

KFFSL
540 MAIN
K.F.O.

1986 DEC 3 AM 11 01

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DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

Beginning at a point on the North line of that portion of the Klamath Falls-Lakeview Highway known as South 6th Street, which is North 0°35' West 30 feet and North 88°57' East 195 feet from the Southwest corner of the SE¼NW¼ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian; thence North 0°35' West along a line parallel to the West line of the SE¼NW¼ of said Section 2, a distance of 210 feet; thence North 89°25' East a distance of 135 feet; thence South 0°35' East, a distance of 209.2 feet, more or less, to the North line of said highway; thence South 88°57' West, along said highway line, a distance of 135 feet to the point of beginning, being a parcel of land in the E¼W¼SE¼NW¼ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, containing 0.625 acres, more or less.

SAVE AND EXCEPT portion deeded to State of Oregon for the widening of South Sixth Street.

EXCEPTIONS

Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.

Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.

Rules, regulations and assessments of South Suburban Sanitary District.

Trust Deed, including the terms and provisions thereof, executed by Boye Bangsbo and Judy I. Bangsbo, husband and wife, as grantors, to William Sisemore, as trustee, for Klamath First Federal Savings and Loan Association, as beneficiary, dated February 3, 1984, recorded February 8, 1984, in Volume M84 page 1992, Mortgage Records of Klamath County, Oregon, to secure the payment of \$94,500.00.

Conditional Assignment of Rents, including the terms and provisions thereof, by and between Boye Bangsbo and Judy I. Bangsbo, and Klamath First Federal Savings and Loan Association, a Federal Corporation, dated February 3, 1984, recorded February 8, 1984, in Volume M84 page 1997, Mortgage Records of Klamath County, Oregon, given as additional security for the mortgage shown above.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of December A.D., 19 86 at 11:01 o'clock A.M., and duly recorded in Vol. M86,
of Dads on Page 22261.

FEE \$14.00

By Evelyn Bishn, County Clerk
Ann Smith