

OK

69034

WARRANTY DEED

Vol. M86 Page 22531KNOW ALL MEN BY THESE PRESENTS, That David R. Clubb & Mary M. Clubb,  
husband and wife,hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
David J. Clubbthe 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 1, Block 7, LENNOX ADDITION, according to the official plat thereof on file in the office of the Klamath County Clerk; subject to drainage pipeline easement given by Fred Phelps and Elizabeth Phelps to Klamath County, dated July 21, 1958, recorded July 23, 1958, in Volume 301, page 236, Deed Records 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

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 \$ 8,500.00  
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 28th day of September, 19 81; 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 DEED IS VOID IF IT IS NOT RECORDED WITHIN THE TIME SPECIFIED IN THE FOLLOWING PROVISIONS: IF IT IS NOT RECORDED WITHIN THE TIME SPECIFIED IN THE FOLLOWING PROVISIONS, IT SHALL BE VOID AS TO ALL PERSONS WHO ACQUIRE AN INTEREST IN THE PROPERTY HEREIN DESCRIBED AFTER THE DATE OF RECORDING OF THIS DEED.~~

David R. Clubb  
Mary M. Clubb

STATE OF OREGON, }  
County of Klamath } ss.  
December, 19 86

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

Personally appeared the above named  
David R. Clubb and Mary M. Clubb

Personally appeared David R. Clubb and Mary M. Clubb 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 acknowledged the foregoing instrument to be their voluntary act and deed.

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: [Signature]  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 7/9/89

Before me: \_\_\_\_\_  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

(If executed by a corporation, affix corporate seal)

David R. Clubb & Mary M. Clubb  
3640 Flint St.  
Klamath Falls, OR 97601  
GRANTOR'S NAME AND ADDRESS

David J. Clubb  
3300 N. College St.  
Newberg, OR 97132  
GRANTEE'S NAME AND ADDRESS

After recording return to:

David J. Clubb  
3300 N. College St.  
Newberg, OR 97132  
NAME, ADDRESS, ZIP

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

3300 N. College St.  
Newberg, OR 97132  
NAME, ADDRESS, ZIP

STATE OF OREGON, }  
County of Klamath } ss.

I certify that the within instrument was received for record on the 8th day of December, 19 86, at 12:23 o'clock P.M., and recorded in book/reel/volume No. M86 on page 22531 or as fee/file/instrument/microfilm/reception No. 69034, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evalyn Biehn, County Clerk

By [Signature] Deputy

Fee: \$10.00

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