

69810

WARRANTY DEED

Vol. M86 Page 24014

KNOW ALL MEN BY THESE PRESENTS, That EUGENE C. GORDEN & VALOREE R. GORDEN,  
 husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN H. LANEY &  
KAREN L. LANEY, 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 ap-  
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED.

SUBJECT TO: Liens and encumbrances of record and apparent upon the land, including  
 existing loan to Klamath First Federal Savings & Loan Association,  
 which buyers herein agree to assume and pay in full, and further  
 agree to hold sellers harmless therefrom.

## 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 as  
 noted above,

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 \$ 13,133.00  
 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 26th day of December, 19 86  
 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)

Eugene C. Gordon  
 Eugene C. Gordon

Valoree R. Gordon  
 Valoree R. Gordon

STATE OF OREGON, Washington } ss.  
 County of Thurston  
12/26, 1986

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 \_\_\_\_\_

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:

Personally appeared the above named  
Eugene C. Gordon &  
Valoree R. Gordon  
 and acknowledged the foregoing instru-  
 ment to be \_\_\_\_\_ their \_\_\_\_\_ voluntary act and deed.

Before me: [Signature]  
 (OFFICIAL SEAL)  
 Notary Public for Oregon Wash.  
 My commission expires: 9-29-87

Eugene C. Gordon & Valoree R.  
Gordon

GRANTOR'S NAME AND ADDRESS

JOHN H. & KAREN L. LANEY

2012 Main St Apt H  
Klamath Falls OR 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.

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_ 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 \_\_\_\_\_ on page \_\_\_\_\_ or as  
 file/reel number \_\_\_\_\_

Record of Deeds of said county.

Witness my hand and seal of  
 County affixed.

By \_\_\_\_\_ Recording Officer  
 Deputy

All that portion of Lot 11, in Block 113, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, according to the duly recorded plat thereof, described as follows:

Beginning at a point in the Northerly line of said Lot 11, Block 113, aforesaid, 100 feet Westerly from the Westerly line of California Ave., and running thence Westerly along the Northerly line of said Lot 11, 61.6 feet, more or less, to the Northwestern corner of said lot; thence Southerly along the Easterly line of the alley to an intersection with the line between Lots 10 and 11 in Block 113; thence Easterly along the line between said Lots 10 and 11, 46.3 feet, more or less, to a point 100 feet Westerly from the Westerly line of California Ave., thence Northerly parallel with California Ave., to a POINT OF BEGINNING; ALSO, Beginning at a point on the Northerly line of said Lot 11, Block 113, BUENA VISTA ADDITION, which is 100 feet Westerly from the Northeasterly corner of said lot; thence Southerly parallel with the Westerly line of California Ave., to intersect the line between said Lot 11 and the adjoining Lot 10 at a point 100 feet from California Ave., thence Easterly towards California Ave., along said line between Lots 10 and 11, three feet; thence Northerly and parallel to the Westerly line of California Ave., to a point in the Northerly line of said Lot 11, three feet distant from the POINT OF BEGINNING; thence Westerly three feet along said Northerly line of said Lot 11, to the PLACE OF BEGINNING.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of December A.D., 19 86 at 10:10 o'clock A M., and duly recorded in Vol. M86,  
of Deeds on Page 24014.

FEE \$14.00

Evelyn Biehn,  
By \_\_\_\_\_ County Clerk