

75938

WARRANTY DEED

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10704

KNOW ALL MEN BY THESE PRESENTS, That DAVID C. CARLSON & SANDRA LEE CARLSON, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BOB L. SHELDON & DARLENE C. SHELDON, 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:

Beginning at the most Southerly corner of Lot 4, Block 68 of NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence Northwesterly along the East line of 11th Street, 45 feet; thence Northeasterly and at right angles with 11th Street to the North line of said Lot 4; thence Easterly along the North line of said Lot 4 to the most Easterly corner of said Lot 4; thence Southwesterly at right angles with 11th Street to the Southerly corner of said Lot 4 to the point of beginning, being a part of said Lot 4, Block 68, NICHOLS ADDITION to the City of Klamath Falls, Oregon, in the County of Klamath, State of Oregon.

Subject to: Existing liens and encumbrances of record including Trust Deed recorded in Volume 118, Page 10704, in favor of Metropolitan Mortgage (by assignment) and Trust Deed in favor of Paddock Real Estate, which buyers agree to assume and pay. "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 and appert upon the land, if any, as of the date of this deed, 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 \$ 33,631.25

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 19th day of June, 1987; 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)

STATE OF OREGON,)
County of Klamath) ss.
6/19/87

Personally appeared the above named David C. Carlson & Sandra Lee Carlson and acknowledged the foregoing instrument to be their voluntary act and deed.
Before me, Notary Public for Oregon
My commission expires: 8/16/88



STATE OF OREGON, County of) ss.
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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 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:

DAVID C. & SANDRA LEE CARLSON

GRANTOR'S NAME AND ADDRESS

BOB L. & DARLENE C. SHELDON
725 N. 11th
Klamath Falls, OR 97601

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,) ss.
County of Klamath

I certify that the within instrument was received for record on the 22nd day of June, 1987, at 8:58 o'clock A. M., and recorded in book M87 on page 10704 or as file/reel number 75938, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
By [Signature] Recording Officer
[Signature] Deputy

Fee: \$10.00