

78544

WARRANTY DEED

Vol. M87 Page 15412

KNOW ALL MEN BY THESE PRESENTS, That RICHARD T. DUDY and JEANNE S. DUDY, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BUSTER W. OWENS

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:

Lots 5 and 6, Block 6, PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Trust Deed, recorded March 24, 1982, in Volume M82, page 3656, Microfilm Records of Klamath County, Oregon, in favor of Klamath 1st Federal Savings & Loan Association as Beneficiary which above named Grantee does not agree to assume nor pay and the Grantors named above agreed to hold Grantee harmless therefrom; and Trust Deed, recorded March 25, 1982, in Volume M82, page 3698, Microfilm Records of Klamath County, Oregon, in favor of Raymond G. Budden and Rose Ellen Budden, husband and wife, as Beneficiary which above named Grantee agrees to assume and pay in full.

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 all those of record and those apparent 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 \$ 119,564.12. 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 24th day of August, 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)

RICHARD T. DUDY

JEANNE S. DUDY
STATE OF OREGON, County of _____, 19____ ss.

STATE OF OREGON } ss.
County of Klamath }
August 24, 1987

Personally appeared the above named
RICHARD T. DUDY and JEANNE S. DUDY

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

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL
SEAL)

RICHARD T. DUDY and JEANNE S. DUDY

3511 Evergreen
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

BUSTER W. OWENS

2113 Gary St. #5
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of Klamath }

I certify that the within instrument was received for record on the 26th day of August, 1987, at 12:14 o'clock P.M., and recorded in book M87 on page 15412, or as file/reel number 78544, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Sam Smith Deputy

Fee: \$10.00

MOUNTAIN TITLE COMPANY