

80004

WARRANTY DEED

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Page

17880

KNOW ALL MEN BY THESE PRESENTS, That KEITH W. DODD and LILA M. DODD,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD SUNDA and DOLORES SUNDA, 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:

That portion of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$, Section 16, Township 31 S., R. 7 E.W.M., lying West of Highway 232.

SUBJECT TO: (1) 1987-88 real property taxes which are now a lien but not yet payable. (2) Telephone line right of way easement, including the terms and provisions thereof, from Keith W. Dodd and Lila M. Dodd to Telephone Utilities of Eastern Oregon, Inc., an Oregon corporation, dated May 24, 1983, recorded September 13, 1983, in Volume M-83, Page 15641, 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 except as stated above,

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 \$ 6,534.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the true consideration (indicate which).~~

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 14th day of September, 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.

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.

Keith W. Dodd
Lila M. Dodd

STATE OF OREGON,
County of Washington } ss.
9-14, 19 87

STATE OF OREGON, County of Washington } ss.
9-14, 19 87

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 _____

Personally appeared the above named KEITH W. DODD and LILA M. DODD

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

_____, 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)

Before me:

Notary Public for Oregon
My commission expires: 4-23-91

Notary Public for Oregon
My commission expires:

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

H.F. SMITH
Attorney at Law

540 Main Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Richard and Dolores Sunda
690 W. El Repetto Drive
Monterey Park, California 91754

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 1st day of October, 1987, at 3:56 o'clock P.M., and recorded in book/reel/volume No. M87 on page 17880 or as fee/file/instrument/microfilm/reception No. 80004, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By *Pam Smith* Deputy

Fee: \$10.00

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