

80062

WARRANTY DEED

Vol. M87 Page 17955

KNOW ALL MEN BY THESE PRESENTS, That William O. Bilyeu and Louise Bilyeu,
Husband and Wife,
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Edward W. Albus
and Marjorie A. Albus, 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:

Lot Four (4) Block Eleven (11), First
Addition to River Pine Estates, according
to the official plat thereof on file with
the County Clerk of Klamath County and
Subject to the Building and Use Restrictions
appurtenant thereto and on file in Volume
M-67 at page 3386 Deed Records.

(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:

Covenants, Conditions, Restrictions, Reservations, Rights,
Rights of Way and Easements now of Record, if any, 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 \$ 9,000.00

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 18th 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 DE-
SCRIBED 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.

Louise Bilyeu

STATE OF OREGON

County of Marion } ss.
September 18, 1987

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____

_____ 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 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)

Charles Lynn Ray
Notary Public for Oregon

My commission expires: 2-7-91

Notary Public for Oregon

My commission expires:

(OFFICIAL
SEAL)

(If executed by a corporation,
affix corporate seal)

Louise Bilyeu et ux
43504 Highway 226
Stayton, Or 97383

GRANTOR'S NAME AND ADDRESS

Edward W. Albus et ux
340 Crest St Sp 51
Sublimity, Or 97385

GRANTEE'S NAME AND ADDRESS

After recording return to:

Edward W. Albus
340 Crest St Sp 51
Sublimity, Or 97385

NAME, ADDRESS, ZIP

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

Edward W. Albus et ux
340 Crest St Sp 51
Sublimity, Or 97385

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-
ment was received for record on the
2nd day of October, 1987
at 12:30 o'clock P.M., and recorded
in book/reel/volume No. M87 on
page 17955 or as fee/file/instru-
ment/microfilm/reception No. 80062,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk

NAME TITLE

By Pam Smith Deputy