

7-1-74

81389

WARRANTY DEED

Vol M87 Page 20362

KNOW ALL MEN BY THESE PRESENTS, That C. R. YOUNGDAHL and HELEN E. YOUNGDAHL, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAN DAVID and DONNA DAVID, 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:

Lot 13 in Block 7 of TRACT 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Rights of the public and of governmental bodies in and to that portion of the herein described premises lying below the high water mark of the Little Deschutes River.
2. A 25 foot building setback line, as shown on dedicated plat.
3. Restrictions as contained in plat dedication.
4. Reservations as contained in deed recorded March 15, 1976 in Volume M76, page 3628, Microfilm 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 set forth above and apparent upon the land,

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 \$18,700.00. 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 ①, 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 10 day of March, 1977; 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 Lane } ss.
March 10, 1977

Personally appeared the above named
C. R. Youngdahl and Helen E. Youngdahl

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

Before me:

Barbara Jutz

Notary Public for Oregon

My commission expires: 26 Jan 1979

STATE OF OREGON, County of Lane } ss.
10 March 1977

Personally appeared C. R. Youngdahl and Helen E. Youngdahl, 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 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)

C. R. & Helen E. Youngdahl
2796 S. Main Rd., Box 20
Lebanon, OR 97355

GRANTOR'S NAME AND ADDRESS
Dan David and Donna David

GRANTEE'S NAME AND ADDRESS

After recording return to:

Eugene Escrow Service, Inc. 86-2465
P.O. Box 409
Eugene, OR 97440

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
NO CHANGE

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 9th day of November, 1987, at 2:49 o'clock P.M., and recorded in book M87 on page 20362 or as file/reel number 81389

Record of Deeds of said county.

Witness my hand and seal of County affixed.

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

Fee: \$10.00