

97076

WARRANTY DEED

Vol. m89 Page 2745

KNOW ALL MEN BY THESE PRESENTS, That GARY N. DUFFY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CAROLYN M. BURGDORF, hereinafter called

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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 52 of PERRY'S ADDITION TO LLOYDS TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3909-11CA-2200

Subject to: Liens and encumbrances of record including Trust Deed in favor of Klamath First Federal Savings & Loan Association recorded in Volume M77, page 10575 Microfilm Records of Klamath County, Oregon, which buyer agrees 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 and the above granted premises, free from all encumbrances EXCEPT those of record and 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 \$ 49,127.48. ~~However, the consideration of this deed is not to be taken as evidence of the actual consideration paid for this transfer, but only as evidence of the consideration paid for this transfer, if no objection is made hereon.~~ 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 13th day of February, 19 89; 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.

X

Gary N. Duffy

STATE OF OREGON, )  
County of Klamath ) ss.  
2/13, 1989

Personally appeared the above named \_\_\_\_\_  
Gary N. Duffy

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

Before me:  
(OFFICIAL SEAL) [Signature]  
Notary Public for Oregon  
My commission expires: 8-16-92

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19 \_\_\_\_\_.

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:

GARY N. DUFFY

4942 Laverne

90 Klamath Falls OR 97603

CAROLYN M. BURGDORF

4542 Laverne

Klamath Falls OR 97603

After recording return to:

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,

County of Klamath ss.

I certify that the within instrument was  
received for record on the 14th  
day of Feb., 19 89,  
at 8:58 o'clock A. M., and recorded  
in book M89 on page 2745 or as  
file/reel number 97076.

Record of Deeds of said county.

Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk

Recording Officer

B. Pauline Melendore Deputy

Fee \$8.00