

2450

21723

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That DOUGLAS S. ALDRICH and GENEVIE M. ALDRICH,
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by R. CHARLES HALVORSEN and GWEN K. HALVORSEN, husband and wife, 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 15 Block 12, EIGHTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-012CC-C0900

"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 apparent to 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 \$ 66,000.00

~~Whereof the actual consideration consists of the sum of \$66,000.00, the same being the sum of money paid by the grantee to the grantor, the receipt of which is hereby acknowledged by the grantor. The grantor further certifies that the sum of \$66,000.00 is the full and complete consideration for the property described herein and that no other consideration has been paid or promised by the grantee to the grantor.~~

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 10th day of July, 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.

Douglas S. Aldrich
DOUGLAS S. ALDRICH
Genevieve M. Aldrich
GENEVIE M. ALDRICH

STATE OF OREGON,)
County of Klamath) ss.
July 10, 19 89

STATE OF OREGON, County of _____) ss.
_____, 19 ____.

Personally appeared the above named _____
Douglas S. Aldrich and
Genevieve M. Aldrich

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

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: Evelyn Biehn
Notary Public for Oregon
My commission expires: 8-31-91

Before me: _____ (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

Douglas S. & Genevieve M. Aldrich
c/o KFF

STATE OF OREGON, ss.

GRANTOR'S NAME AND ADDRESS
R. Charles & Gwen K. Halvorsen
3942 LaMarada Way
Klamath Falls, Oregon 97603

County of Klamath
I certify that the within instrument was received for record on the 11th day of July, 19 89, at 10:58 o'clock A.M., and recorded in book M89 on page 12607 or as file/reel number 2450.
Record of Deeds of said county.

After recording return to:
KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OREGON 97603

SPACE RESERVED FOR RECORDER'S USE

Witness my hand and seal of County affixed.

Use if a change is requested all tax statements shall be sent to the following address:
KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OREGON 97603

Evelyn Biehn, County Clerk
Recording Officer
By Caroline Muehlendore Deputy

Fee \$8.00