

4429

WARRANTY DEED

Vol. 789 Page 16006

KNOW ALL MEN BY THESE PRESENTS, That
HUSBAND AND WIFE

THOMAS H. DURYEE AND LORAYNE DURYEE,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
WILLIAM V. ARDOLINO AND REBECCA A. ARDOLINO, 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 apper-
taining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 13 in Block 1 of BRYANT TRACTS NO. 2, according to the official plat
thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No. 41-3809-34DD-8300

"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 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 \$39,000.00.
~~However, the actual consideration is \$39,000.00 and the other property or value given or promised which is the whole/~~
~~part of the consideration (under the symbol). (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 25th day of August, 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.

Thomas H. Duryee
Thomas H. Duryee

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

STATE OF OREGON,)
County of Klamath) ss.
August 25, 19 89.

Personally appeared the above named _____
Thomas H. Duryee and
Lorayne Duryee

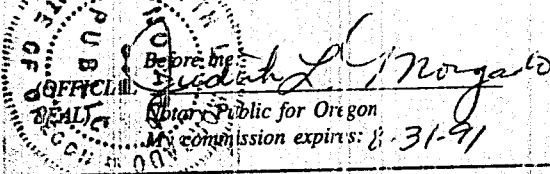
_____ and acknowledged the foregoing instrument
to be their _____ voluntary act and deed.

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:



Thomas H. & Lorayne Duryee
c/o KFF

GRANTOR'S NAME AND ADDRESS

William V. & Rebecca A. Ardolino
1552 Summers Lane
Klamath Falls, Oregon 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OREGON 97603

NAME, ADDRESS, ZIP

Until 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

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was
recorded for record on the 25th
day of Aug., 19 89,
at 4:13 o'clock P. M., and recorded
in book M89 on page 16006 or as
file/reel number 4429.

Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline M. Mendenhall Deputy

Fee \$8.00

MOUNTAIN TITLE COMPANY