

8502

WARRANTY DEED

Vol. 789 Page 23193

KNOW ALL MEN BY THESE PRESENTS, That LEE M. ROUNDY AND MARJORIE L. ROUNDY, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JEFFRY A. STODDARD AND GALA A. STODDARD, 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 5 in Block 1 of ROLLING HILLS SUBDIVISION-TRACT 1099, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM that portion accepted by Klamath County for widening of Reeder Road, in Resolution filed October 1, 1974 in Klamath County Commissioner's Journal, Book M74, Page 3919, Microfilm Records of Klamath County, Oregon.

Tax Account No. 3910 219AO 00500

"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 end 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 on 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 \$ 69,500.00. (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 30<sup>th</sup> day of November, 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.

Lee M. Roundy  
Lee M. Roundy

Marjorie L. Roundy  
Marjorie L. Roundy

STATE OF OREGON,  
County of Klamath ) ss.  
November 30, 19 89

STATE OF OREGON, County of ) ss.  
November 30, 19 89

Personally appeared the above named  
Lee M. Roundy  
Marjorie L. Roundy

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 \_\_\_\_\_

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:

My commission expires:

I do hereby acknowledge the foregoing instrument to be the voluntary act and deed of the above named parties.

Before me:  
Notary Public for Oregon  
My commission expires: 8-31-91

L. M. and M. L. Roundy  
c/o KFF

GRANTOR'S NAME AND ADDRESS

Jeffrey A. & Gala A. Stoddard  
8905 Rocking Horse Lane  
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

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

NAME ADDRESS ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 30th day of November, 19 89, at 1:35 o'clock P. M., and recorded in book M89 on page 23193 or as file/reel number 8502

Record of Deeds of said county.

Witness my hand and seal of County affixed.

EVELYN BIEHN, County Clerk

By \_\_\_\_\_ Recording Officer  
Deputy

Fee \$8.00