

1-1-74

10150

WARRANTY DEED

Vol. m90 Page 948

KNOW ALL MEN BY THESE PRESENTS, That BERT STANLEY DENHAM and GINGER

DENHAM, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SHIRLEE L. MUNSON

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:

Tract 11, excepting the Southerly 10 feet thereof, and all of Tracts 12 & 13, Block 8 of ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk 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: Regulations of Klamath Irrigation District. Regulations of South Suburban Sanitary District.

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 \$51,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (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 31st day of January, 1980; 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.

Bert Stanley Denham by
Shirley Denham
Ginger Denham

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Klamath } ss.
January 31, 1980

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

Personally appeared the above named Ginger Denham, individually and as attorney in fact for Bert Stanley Denham, 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:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 8-23-81

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

Shirleen Munson

GRANTOR'S NAME AND ADDRESS
Shirleen Munson

GRANTEE'S NAME AND ADDRESS

After recording return to:
Shirlee L Munson
3101 S. Fairview #32
Santa Ana, CA 92704

Until a change is requested all tax statements shall be sent to the following address.
Shirlee L. Munson
3101 S. Fairview #32
Santa Ana, CA 92704

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 12th day of Jan., 1990, at 4:30 o'clock P.M., and recorded in book/reel/volume No. M90 on page 948 or as document/fee/file/instrument/microfilm No. 10150, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Debra Muelender Deputy

SPACE RESERVED FOR RECORDER'S USE

Fee \$28.00

90 JAN 12 PM 4 30