

10261

WARRANTY DEED

MTC #22906-K

Gerald D. Watson and Bonnie J. Watson,

KNOW ALL MEN BY THESE PRESENTS, That
as tenants by the entirety

KNOW ALL MEN BY THESE PRESENTS, that I, Donald A. Dittmeyer, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Donald A. Dittmeyer and Barbara J. Dittmeyer, 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:

The Westerly 70 feet of the Easterly 80 feet of Lot 47, PLEASANT HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3909 002BA 01800

Tax Account No.: 3909 002BA 01800
SUBJECT TO: Mortgage, including terms and provisions thereof dated October 12, 1978,
recorded October 13, 1978 in Vol. M78 Page 22931, Microfilm Records of Klamath County,
Oregon in favor of State of Oregon, by the Director of Veterans' Affairs, as Mortgagee.
The above named Grantee hereby agrees to assume & pay this mortgage in full.
There is no violation of applicable land use

The above named Grantee hereby agrees to assume & pay this mortgage in full. 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 said premises are and the above granted premises, free from all encumbrances except all those of record and those apparent upon the land, if any, as of the date of this deed and that said grantor shall defend and keep the same free and clear thereof against the lawful claims

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 \$ 28,000.00.

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.
Witness my hand and the seal of said county this 17th day of January, 1990.

changes shall be implied to make the provisions hereof apply equally to the 17th day of January, 19 90;
In Witness Whereof, the grantor has executed this instrument this 17th day of January, 19 90;
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 Harold D. Watson
Harold D. Watson

~~Gerald D. Watson~~

Bonnie J. Watson
OF OREGON Court

STATE OF OREGON, County of _____) ss.
10

STATE OF OREGON,
County of Klamath ss.
January 17, 1990

Personally appeared _____ and _____ who, being duly sworn, depose and say that _____ 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 _____
Gerald D. Watson
Bonnie J. Watson

_____ 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.

(OFFICIAL
SEAL)

(OFFICIAL/ John A. Smith
SEAL) Notary Public for Oregon
My commission expires:

Before me:

Notary Public for Oregon
My commission expires:

Gerald & Bonnie Watson
7333 Hager Lane
Klamath Falls, OR 97603

Donald & Barbara Dittmeyer
1504eward Street
Klamath Falls, OR 97603

After recording return to:

Donald & Barbara Dittmeyer
1504 Wiaral Street
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Donald & Barbara Dittmeyer
1504 W. Ward Street
Klamath Falls, OR 97603

NAME ADDRESS ZIP

STATE OF OREGON,

County of Klamath
I certify that the within instrument was
received for record on the 18th
day of Jan., 19 90,
at 9:18 o'clock A. M. and recorded
in book 190 on page 1164 or as
file/reel number 10261.

Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Candice Mueller Deputy

Fee \$28.00