

16504

MTC 23756-D

WARRANTY DEED

Vol. 292 Page 12123KNOW ALL MEN BY THESE PRESENTS, That Richard T. Dudy

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Charles C. Lunsford, 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 East 52.5 feet of Lot 14, Block 2, FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909 003CA 07300

\*\*\*volume M82, page 6245 in favor of General Electric Mortgage Corporation, assigned to Commonwealth Mortgage Company of America, L.P., which the herein grantee assumes and agrees to pay.

"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 all those of record and those apparent to the land as of the date of this deed. Subject to trust deed dated May 1, 1982; recorded May 20, 1982, in \*\*\* and that grantor will warrant and forever defend the said premises and every part 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 \$24,000.00

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 15 day of June, 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.

Richard T. Dudy  
Richard T. Dudy

STATE OF OREGON,  
County of Klamath,  
June 15, 19 90 ss.

Personally appeared the above named  
Richard T. Dudy

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

(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: 6-16-92

STATE OF OREGON, County of \_\_\_\_\_ ss.

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:

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Richard T. Dudy  
3511 EVERGREEN  
Klamath Falls, OR 97601

Charles C. Lunsford  
3029 Boardman  
Klamath Falls, OR 97601

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Klamath Falls, OR 97601

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3029 Boardman  
Klamath Falls, OR 97601

STATE OF OREGON, ss.  
County of Klamath

I certify that the within instrument was  
received for record on the 20th  
day of June, 19 90,  
at 12:20 o'clock P M., and recorded  
in book M90 on page 12123 or as  
file/reel number 16504.

Record of Deeds of said county.

Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Pauline Mullins, Deputy

Fee 28.00