

22683 MTC #24172-K

WARRANTY DEED

Vol. m90 Page 22983KNOW ALL MEN BY THESE PRESENTS, That LOUIS VAN DYKEhereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by NELS BRED AHL

the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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 A in Block 45, SUPPLEMENTAL PLAT of Lots 1,2,7 and 8 in Block 45 of NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, EXCEPTING THEREFROM that portion thereof lying Southwesterly of a line drawn from a point on the Southeasterly line of Washington Street, 40 feet Northeasterly of the most Westerly corner of said lot to a point on the Southeasterly line of said lot, 38 feet Northeasterly of the most Southerly corner of said Lot, in the City of Klamath Falls, Klamath County, Oregon. Tax Account #3809 029DD 08600

SUBJECT TO; Mortgage, including the terms and provisions thereof, dated January 30, 1974 recorded February 1, 1974 in Volume M74, page 1138, Microfilm Records of Klamath County, Oregon, wherein the Mortgagee is; Klamath First Federal Savings and Loan Association. The above Grantee hereby agrees to assume and pay in full and to hold Seller harmless therefrom.

"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

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 \$ 22,585.00

~~Whereupon the grantor has acknowledged that the consideration stated in this instrument is the true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 22,585.00.~~

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 9th day of November, 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.

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

Louis Van Dyke
Louis Van Dyke

Personally appeared the above named _____
Louis Van Dyke

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

Before me:

STATE OF OREGON, County of _____) ss.

The foregoing instrument was acknowledged before me this

_____, 19 _____, by _____,
_____, president, and by _____,
_____, secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)

Louis Van Dyke
P.O. Box 144
Klamath Falls, OR 97601-0008

GRANTOR'S NAME AND ADDRESS

Nels Bredahl
535 Jefferson
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Nels Bredahl
535 Jefferson
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

NO CHANGE

NAME, ADDRESS, ZIP

SPACE RESERVED

FOR
RECORDERS USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 16th day of Nov., 19 90, at 10:12 o'clock A. M., and recorded in book M90 on page 22983 or as file/reel number 22683.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Debra M. Nussler Deputy

Fee \$28.00