

1-1-74 22360

K-34489  
WARRANTY DEED

Vol. M90 Page 23462

KNOW ALL MEN BY THESE PRESENTS, That ROBERT WILBANKS and BARBARA L. WILBANKS,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES HENRY VONWAL and YVETTE A. VONWAL, hereinafter called 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:

Lots 1 and 2 in Block 7 of Two Rivers North, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to reservations and restrictions of record and easements and rights of way of record and those apparent on the land, more specifically, Reservations and restrictions contained in deed from the State of Oregon to Elizabeth A. Platts dated June 28, 1907, recorded December 2, 1907, Deed Vol. 23, page 302, records of Klamath County, Oregon, as follows: "Subject, however, to right of way for ditches, canals, and reservoir sites for irrigation purposes, constructed, or which may be constructed, by authority of the United States or otherwise which right of way is hereby expressly reserved."

Reservations contained in the dedication of Tract No. 1042, Two Rivers North.

(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 as hereinabove set forth;

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 \$ 22,000.00.

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 92.630.)~~

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 26 day of May, 1981; 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath, ss.  
May 15, 19 81.

Personally appeared the above named

ROBERT WILBANKS and BARBARA L. WILBANKS, P.O. Box 48, Crescent Lake, Oregon 97425

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 12-6-81

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

Personally appeared \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_ and

each for himself and not one for the other, did say that the former is the \_\_\_\_\_ who, being duly sworn, 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:

ROBERT WILBANKS and BARBARA L. WILBANKS, P.O. Box 48, Crescent Lake, Oregon 97425

GRANTOR'S NAME AND ADDRESS

CHARLES HENRY VONWAL and YVETTE A. VONWAL, 709 Amesti Road, Watsonville, CA 95076

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee above

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
CHARLES HENRY VONWAL and YVETTE A. VONWAL,

709 Amesti Road, Watsonville, California 95076.

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 26th day of Nov., 19 80 at 1:30 o'clock P.M., and recorded in book/reel/volume No. M90 on page 23462 or as document/fee/file/instrument/microfilm No. 22960, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By Debra M. Mueland Deputy

Fee \$28.00