

23309

MTC #24712-N

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That ELIZABETH A. HARWOOD

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TED SANDBERG and DOROTHY SANDBERG, husband and wife, hereinafter called 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 9 in Block 12, TRACT NO. 1143, RESUBDIVISION OF A PORTION OF BLOCKS 11, 12, 13 and 14, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## MOUNTAIN TITLE COMPANY

"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 \$ 56,000.00.  
~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 56,000.00.  
 The sum of the consideration paid for this transfer, stated in terms of dollars, is \$ 56,000.00.  
 The sum of the consideration paid for this transfer, stated in terms of dollars, is \$ 56,000.00.~~

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 3rd day of December, 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.  
 December 4th, 19 90

Elizabeth A. Harwood

Personally appeared the above named  
Elizabeth A. Harwood

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

Before me: Wm. M. McNeal  
 Notary Public for Oregon  
 My commission expires: 6/8/92

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 \_\_\_\_\_ (SEAL)  
 My commission expires: \_\_\_\_\_

Elizabeth A. Harwood  
P. O. Box 7673  
Klamath Falls, OR 97602  
 GRANTOR'S NAME AND ADDRESS

Ted Sandberg and Dorothy Sandberg  
809 West Oregon Ave.  
Klamath Falls, OR 97601  
 GRANTEE'S NAME AND ADDRESS

After recording return to:  
Ted Sandberg and Dorothy Sandberg  
809 West Oregon Ave.  
Klamath Falls, OR 97601  
 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
Ted Sandberg and Dorothy Sandberg  
809 West Oregon Ave.  
Klamath Falls, OR 97601  
 NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.  
 County of Klamath  
 I certify that the within instrument was received for record on the 4th day of Dec., 19 90, at 4:19 o'clock P M., and recorded in book M90 on page 24082 or as file/reel number 23309, Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
 Recording Officer  
 By Pauline Mustender Deputy

Fee \$28.00