

1-1-74

33429

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Thomas L. Cavener and Carol A. Cavener, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Master Homes 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: The Northwesterly 58 feet of the Southwesterly 9 inches of Lot 3 and all of Lot 4, and the Northeasterly 2 foot and 8 inches of Lot 5, and all in Block 28, FIRST 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.

Subject, however, to the following: 1. Sewer and water use charges, if any, due to the City of Klamath Falls.

(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 noted of record as of the date of this deed and those apparent upon the land, if any, 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 \$ 35,000.00

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

In Witness Whereof, the grantor has executed this instrument this 30th day of June, 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.

Thomas L. Cavener (Signature)

Carol A. Cavener (Signature)

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
June 30, 1981

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 ...

Personally appeared the above named Thomas L. Cavener and Carol A. Cavener, husband and wife 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.

Notary Public for Oregon (Signature) My commission expires: 7/13/81

Notary Public for Oregon (Signature) My commission expires: (OFFICIAL SEAL)

Master Homes 2958 Hope St. Klamath Falls, OR 97603 GRANTOR'S NAME AND ADDRESS
Master Homes 2958 Hope St. Klamath Falls, OR 97603 GRANTEE'S NAME AND ADDRESS

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 19th day of Aug., 1991, at 3:35 o'clock P.M., and recorded in book/reel/volume No. M91 on page 16454 or as document/fee/file/instrument/microfilm No. 33429, Record of Deeds of said county.

SPACE RESERVED FOR RECORDER'S USE

Witness my hand and seal of County affixed.

After recording return to: Same as Grantee
NAME, ADDRESS, ZIP
Until a change is requested all statements shall be sent to the following address. Same as Grantee
NAME, ADDRESS, ZIP

Evelyn Biehn, County Clerk. TITLE
By Deanne Mullins Deputy

Fee \$28.00

PH 3 35