35910

206375-KWARRANTY DEED

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and that

(SEAL)

KNOW ALL MEN BY THESE PRESENTS, That ______ BRUCE L. GUSTAFSON and ALEXIS GUSTAFSON, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _______ FRANK B. MARSHALL and MILDRED E. MARSHALL, husband and wife

FRANK B. MARSHALL and MILDRED E. MARSHALL, 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: SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

MOUNTAIN TITLE COMPAN

"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 those of

record and those apparent upon the land, if any, as the date of this deed

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 naid for this transfer, stated in terms of dollars, is \$ 29,000.00 However, necessary and the state of the second state of the second state of the second state of the second state many state of the second state Second state of the second state Second state of the second s

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 <u>944</u> day of <u>October</u>, 19<u>91</u>; 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, LANE County of ____ October

Personally appeared the above named _____ BRUCE L. GUSTAFSON ALEXIS GUSTAFSON

and acknowledged the foregoing instrument to be schair with voluntary act and deed.

Before me 1:0: Sall · Nothry Public for Oregon PU BMy commission expires: 3/3/93 :0 in the second

07 0

LANE STATE OF OREGON, County of ____ The foregoing instrument was acknowledged before me this 9 October , 19**91** , by _____ _ president, and by _ ____secretary of

corporation, on behalf of the corporation.

Notary Public for Oregon _____ My commission expires:

BRUCE L. GUSTAFSON and ALEXIS GUSTAFSON STATE OF OREGON. 957 TRAVIS AVE. 55 EUGENE, OR 97404 County of _ GRANTOR'S NAME AND ADDRESS I certify that the within instrument was FRANK B. MARSHALL and MILDRED E. MARSHALL received for record on the _ 730 DOTY ST. . 19 day of _ KLAMATH FALLS, OR 97601 o'clock, _ M., and recorded at GRANTEE'S NAME AND ADDRESS in book _ on page __ fileireel namber_ FRANK B. MARSHALL and MILDRED E. MARSHALL Record of Deeds of said county. 730 DOTY ST. Witness my hand and seal of County KLAMATH FALLS, OR 97601 ffixed. NAME, ADDRESS, ZIP and all tax sta shall be sent to the folk FRANK B. MARSHALL and MILDRED E. MARSHALL 730 DOTY ST. Recording Officer KLAMATH FALLS, OR 97601 Deputy Bv NAME, ADDRESS, ZIP

MTC NO: 26375-KR

EXHIBIT A LEGAL DESCRIPTION

The following described property, situated in Klamath County, Oregon, to wit:

Beginning at a point on the Southerly line of Doty Street 46 feet East of the Northwest corner of Lot 3 in Block 7 of 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, running thence East 40 feet along the line of said Doty Street; thence South and parallel to the Easterly line of Lot 2 in Block 7 aforesaid 110 feet to the South line of Block 2, aforesaid; thence West along the South line of Blocks 2 and 3, aforesaid, a distance of 40 feet; thence North and parallel to the East line of said Lot 3 a distance of 110 feet to the place of beginning, being the Easterly 6 feet of Lot 3 and the Westerly 34 feet of Lot 2 both in Block 7 of FIRST ADDITION to the City of Klamath Falls.

SUBJECT TO:

Trust Deed, dated July 1, 1977, and recorded on July 18, 1977, in Volume M77, page 12700, Microfilm Records of Klamath County, Oregon, in favor of Klamath First Federal Savings and Loan Association, Klamath Falls, Oregon, as Beneficiary which the Grantees named on the reverse side of this deed do not agree to assume nor pay.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for	record at reques	t of	Mountain T	itle Co. the 10th day
of	Oct.	A.D., 19 _	91 at 3:35	_ o'clockP_M., and duly recorded in VolM91,
		of	Deeds	on Page,
FEE	\$33.00			Evelyn Biehn - County Clerk
				By Qauline Mulendere