

37626

MTC 26606

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That ROY D. DUGAN AND SHIRLEY J. DUGAN, HUSBAND AND WIFE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BRADLEY C. FINCH AND TANYA J. FINCH, 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 8 in Block 13 of BUENA VISTA ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM the Easterly 19 feet thereof.

"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 apparent to the land as of the date of this instrument

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 \$ 60,000.00.

However, the actual consideration consists of the value of the property transferred, less the value of the encumbrances (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 18th day of Nov., 19 91; 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, Coconino )  
County of Coconino ) ss.  
Nov. 18, 19 91.

Roy D. Dugan  
Roy D. Dugan

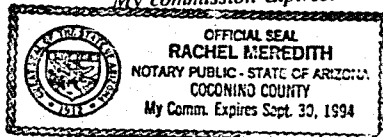
Shirley J. Dugan  
Shirley J. Dugan

Personally appeared the above named

Roy D. & Shirley J. Dugan  
and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

Before me:

Rachel Meredith  
Notary Public for Oregon  
My commission expires:



STATE OF OREGON, County of Coconino ) ss.  
The foregoing instrument was acknowledged before me this 18th day of Nov., 19 91, by \_\_\_\_\_, president, and by \_\_\_\_\_, secretary of \_\_\_\_\_

a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon \_\_\_\_\_ (SEAL)  
My commission expires:

Roy D. and Shirley J. Dugan  
2901 N. Elk Run  
Flagstaff, AZ 86004

GRANTOR'S NAME AND ADDRESS

Bradley C. and Tanya J. Finch  
2505 Yonna St.  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Klamath First Federal Savings & Loan  
540 Main St.  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
same as above

NAME, ADDRESS, ZIP

STATE OF OREGON.

ss.

County of Klamath

I certify that the within instrument was received for record on the 20th day of Nov., 19 91, at 9:33 o'clock A. M., and recorded in book 491 on page 24334 or as file/reel number 37626.  
Record of Deeds of said county.

Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Debrae Muller Deputy

Fee \$28.00