

39676

WARRANTY DEED

Vol. *m 92* Page **609**

KNOW ALL MEN BY THESE PRESENTS, That Gordon O. Erlandson and Adelle Z. Erlandson,  
an Estate by the Entirety.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Adelle Erlandson and Gordon O. Erlandson, Trustees UA dtd May 6, 1986 and Gordon O. Erlandson and 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 10 and 11 in Block 14, Hillside Addition to the City of Klamath Falls, Oregon,  
according to the Official Plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to: Easements and Rights of Way of record and those apparent on the land;  
Reservations and building restrictions of record;  
And to City Lien, dated August 25, 1952, No. 116th. Improvement Unit,  
Bond Lien Docket 10, page 712, which said lien vendees assume and agree to pay.

MOUNTAIN TITLE COMPANY, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

\*\*\*Adelle Erlandson, Trustees UA dtd November 5, 1985, to each an undivided  $\frac{1}{2}$  interest.

(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 those of record and those apparent upon the land, if any, as 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 \$ ---0---  
~~However, the actual consideration consists of or includes other property or value given or promised to the grantee.~~  
consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted.)

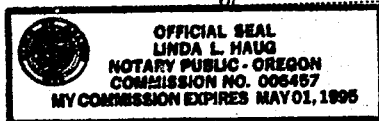
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 3 day of January, 1992;  
if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

*Adelle Z. Erlandson*  
*Gordon O. Erlandson*

STATE OF OREGON, County of Klamath ) ss.  
This instrument was acknowledged before me on January 3, 1992,  
by Gordon O. Erlandson and Adelle Z. Erlandson  
This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,  
by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_



*Linda L. Haug*  
Notary Public for Oregon  
My commission expires 5-1-95

Gordon O. Erlandson and Adelle Z. Erlandson, 2026 Lawrence Street, Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Adelle Erlandson & Gordon O. Erlandson, Trustees UA dtd May 6, 1986 and Gordon O. Erlandson & Adelle Erlandson, Trustees UA dtd Nov. 5, 1985 2026 Lawrence Street, Klamath Falls, OR 97601

After recording return to:

G. O. Erlandson  
2026 Lawrence Street  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 10th day of Jan., 1992, at 2:04 o'clock P.M., and recorded in book/reel/volume No. M92 on page 609 or as fee/file/instrument/microfilm/reception No. 39676, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk  
NAME TITLE  
By D. A. Muehlendorfer Deputy

Fee \$28.00

NO 2 11 01 MAR 26.