

OK

42282

WARRANTY DEED

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## KNOW ALL MEN BY THESE PRESENTS, That

DONALD E. KNOLES AND M. LORRAINE KNOLES, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

BRENT BUDDEN AND JOANNE BUDDEN, 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, 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 22 and 23 in Block 18 of Second Railroad Addition to the City of Klamath Falls, EXCEPT the Northerly 15 feet of said Lot 23, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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

Subject to easements and rights of way of record and apparent on the land.

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 \$ 79,825.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which).~~ (The sentence between the symbols ①, 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 29th day of March, 1988;

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.

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.

X Donald E. Knoles  
DONALD E. KNOLESX M. Lorraine Knoles  
M. LORRAINE KNOLES

STATE OF OREGON,

County of Klamath } ss.March 29, 1988

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

, 19\_\_\_\_

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 \_\_\_\_\_,

a corporation,

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 be-

half of said corporation by authority of its board of directors; and each of

them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires: \_\_\_\_\_

(If executed by a corporation,  
affix corporate seal)(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires: 6-21-88

Donald E. & M. Lorraine Knoles  
605 Meadow Lane  
Brookings, OR 97415

GRANTOR'S NAME AND ADDRESS

Brent &amp; JoAnne Budden

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. &amp; Mrs. Brent Budden

P.O. Box 5277

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Same As Now Listed

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 16th day of March, 1992, at 4:22 o'clock P.M., and recorded in book/reel/volume No. M92 on page 5459 or as fee/file/instrument/microfilm/reception No. 42282 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Deborah A. Miller Deputy

Fee \$30.00

SPACE RESERVED  
FOR  
RECORDER'S USE