

1-1-74

44090

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That James A. Andersen and Gale E. Andersen, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Richard B. Houck

, 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 Southerly one half of Lot 2, Block 1, SHIVES ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Subject, however, to the following:

1. Regulations, including levies, liens and utility assessments of 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 \$ 29,000.00

~~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).<sup>①</sup> (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 3rd day of August, 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.

(If executed by a corporation,  
affix corporate seal)

James A. Andersen  
James A. Andersen

Gale E. Andersen  
Gale E. Andersen

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

STATE OF OREGON, )  
County of Klamath ) ss.  
August 4, 1981

Personally appeared the above named  
James A. Andersen and Gale E. Andersen, husband and wife

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires: 3-22-85

Notary

My com

Personally appeared \_\_\_\_\_ and  
\_\_\_\_\_ who, being duly sworn,  
each for his \_\_\_\_\_ for the other, did say that the former is the  
\_\_\_\_\_ president and that the latter is the  
\_\_\_\_\_ secretary of \_\_\_\_\_

\_\_\_\_\_, a corporation,  
\_\_\_\_\_ being instrument is the corporate seal  
\_\_\_\_\_ document was signed and sealed in be-  
\_\_\_\_\_ of its board of directors; and each of  
\_\_\_\_\_ be its voluntary act and deed.

(OFFICIAL  
SEAL)

STATE OF OREGON, )

County of Klamath ) ss.

I certify that the within instru-  
ment was received for record on the  
28th day of April, 1992  
at 8:57 o'clock A.M., and recorded  
in book/reel/volume No. M92 on  
page 9018 or as document/fee/file/  
instrument/microfilm No. 44090,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By Pauline D. Mullendore Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

Fee \$30.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mark & Theron N Pettus  
PO Box 11512  
Glendale, CA 91226  
NAME, ADDRESS, ZIP

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

Mark & Theron N Pettus  
PO Box 11512  
Glendale, CA 91226  
NAME, ADDRESS, ZIP