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48995

WARRANTY DEED

MTZ 28112.03

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KNOW ALL MEN BY THESE PRESENTS, That LEONARD L. TWITCHELL and JEANNETTA FAYE TWITCHELL, husband and wife - - -

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT F. FINNEMAN and JEAN A. FINNEMAN, 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:

The West 35 feet of Lots 1, 2 and 3, in Block 17, SECOND ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, according to the official plat 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 reservations, restrictions, rights of way of record, and those 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 \$ 14,000.00

①However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) ① (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 24 day of July, 1978; 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)

Leonard L. Twitchell
Jeannetta Faye Twitchell

STATE OF OREGON,)
County of Klamath) ss.
July 24, 1978.

Personally appeared the above named
LEONARD L. TWITCHELL and
JEANNETTA FAYE TWITCHELL

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

Before me:
(OFFICIAL SEAL) Notary Public for Oregon

My commission expires: 6-18-79

STATE OF OREGON, County of) ss.
1978.

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 behalf 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

LEONARD L. and JEANNETTA TWITCHELL
533 Lytton
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

ROBERT F. FINNEMAN and JEAN FINNEMAN
2005 Biehn
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath First Federal Savings and Loan
540 Main Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
ROBERT F. FINNEMAN and JEAN FINNEMAN
2005 Biehn
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 14th day of Aug., 1992, at 3:45 o'clock P.M., and recorded in book M92 on page 18249 or as file/reel number 48995, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By: [Signature] / [Signature] Deputy

Fee \$30.00