

49690

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Francis D. Russell and Sonja S. Russell, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by William E. DeBudge and Janis Marie DeBudge, husband and wife 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:

The Easterly 179.9 feet of the North half of Lot 19 and the North 35.5 feet of the South 71 feet of the East 163 feet of Lot 19, Block 3, ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Easterly 5 feet of said tracts conveyed to Klamath County for road purposes.

"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 those apparent upon the land, if any, as of the date of this deed, and any taxes for the fiscal year 1992-1993, a lien not yet due and payable, 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 \$56,000.00. 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, 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 24th day of August, 1992; 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, County of Klamath August 24, 1992 ss.

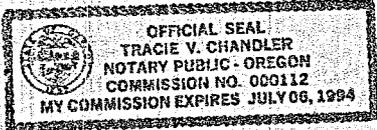
Francis D. Russell, Sonja S. Russell

Personally appeared the above named Francis D. Russell and Sonja S. Russell

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

Before me: [Signature] Notary Public for Oregon My commission expires: 7-6-94

STATE OF OREGON, County of \_\_\_\_\_ ss. The foregoing instrument was acknowledged before me this \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_ president, and by \_\_\_\_\_ secretary of \_\_\_\_\_



a \_\_\_\_\_ corporation, on behalf of the corporation. Notary Public for Oregon My commission expires: \_\_\_\_\_ (SEAL)

Francis D. and Sonja S. Russell 1706 E. Union St. Apt 97601 William E. and Janis Marie DeBudge 9213 Reeder Rd. Klamath Falls, OR 97603 Klamath First Federal Savings & Loan Assn. 540 Main St. Klamath Falls, OR 97601 Klamath First Federal Savings & Loan 540 Main St. Klamath Falls, OR 97601

STATE OF OREGON, County of Klamath ss. I certify that the within instrument was received for record on the 25th day of Aug., 1992, at 9:02 o'clock A.M., and recorded in book M92 on page 19235 or as file/reel number 49690, Record of Deeds of said county. Witness my hand and seal of County affixed. Evelyn Biehn, County Clerk Recording Officer By: [Signature] Deputy

Fee \$30.00