

66196

WARRANTY DEED  
K-44909

Volume 3 Page 20197

KNOW ALL MEN BY THESE PRESENTS, That BETTY M. BOYD

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRED J. WEBER, 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:

Beginning at the Northwest corner of Lot 3, Block 102, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon; thence Easterly along the Southerly line of Roosevelt Street, formerly Teddy Street, 100 feet; thence South-easterly parallel with California Avenue 35 feet; thence Westerly parallel with Roosevelt Street 100 feet, more or less, to the Easterly line of California Avenue; thence Northwesterly along the Easterly line of California Avenue 35 feet to the point of beginning, being the Northerly 35 feet of the Westerly 100 feet of Lot 3, Block 102 BUENA VISTA ADDITION to Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

- 1. Assessments and charges of the City of Klamath Falls for monthly water and/or sewer service.

(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 Reservations, restrictions, rights-of-way, easements of record and those apparent upon the land and as hereinabove set forth.

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 \$ 23,000.00

~~However the actual consideration consists of the above stated amount plus the amount of the following items:~~ (The sentence between the symbols <sup>Ⓞ</sup>, 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 25th day of June, 19 79; 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.

*Betty M. Boyd*

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, )  
County of Klamath ) ss.  
June 25, 19 79

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19 \_\_\_\_\_  
Personally appeared \_\_\_\_\_ and \_\_\_\_\_

Personally appeared the above named BETTY M. BOYD

\_\_\_\_\_ 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 acknowledged the foregoing instrument to be her voluntary act and deed.

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.

Believe me: *[Signature]*  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 8.8.79

Before me: \_\_\_\_\_  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_  
(OFFICIAL SEAL)

BETTY M. BOYD  
1505 Madison Space 75  
Klamath Falls, Oregon 97601  
GRANTOR'S NAME AND ADDRESS

STATE OF OREGON, )  
County of Klamath ) ss.

Fred J. Weber  
GRANTEE'S NAME AND ADDRESS

I certify that the within instrument was received for record on the 12th day of Aug., 19 93, at 3:44 o'clock P. M., and recorded in book M93 on page 20197 or as file/reel number 66196.

After recording return to:  
Fred J. Weber  
1702 Cresent  
Klamath Falls OR 97601  
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Until a change is requested all tax statements shall be sent to the following address:  
Fred J. Weber  
NAME, ADDRESS, ZIP

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

Fee \$30.00