

1-1-74

66579

## WARRANTY DEED

Vol. M93 Page 20880

KNOW ALL MEN BY THESE PRESENTS, That RICHARD T. DUDY and JEANNE S. DUDY, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by NEUBERT BROS., a partnership consisting of WILLIAM G. and WAYNE L. NEUBERT, 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:

PARCEL I: Lots 1 to 10, inclusive, Block 1 of INDUSTRIAL ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its State Highway Commission by deed recorded July 6, 1955 in Volume 275, page 487 and recorded March 21, 1942 in Volume 146, Page 258, all Deed Records of Klamath County, Oregon.

PARCEL II: Lots 45 and 46, Block 2 of INDUSTRIAL ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL III: Lots 42, 43, and 44 in Block 2 of INDUSTRIAL ADDITION to the City of Klamath Falls, 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 except as above stated, and liens, assessments, rules & regulations for irrigation, drainage & sewage, & reservations, restrictions, easements and 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 \$ 79,624.00

~~However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration~~ (indicate which).<sup>(C)</sup> (The sentence between the symbols <sup>(C)</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 2nd day of June, 1979; 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)

RICHARD T. DUDY

JEANNE S. DUDY

STATE OF OREGON,

County of Klamath

July 2, 1979

STATE OF OREGON, County of

) ss.

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

Personally appeared the above named RICHARD T. DUDY and JEANNE S. DUDY, husband and wife

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

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.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3-22-81

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

RICHARD T. & JEANNE S. DUDY

GRANTOR'S NAME AND ADDRESS

NEUBERT BROS.

GRANTEE'S NAME AND ADDRESS

After recording return to:

NEUBERT BROS. BILL NEUBERT LOG, INC  
1845 So. 6th  
K. Falls, Or. 97601

NAME, ADDRESS, ZIP

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

NEUBERT BROS.

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 20th day of Aug., 19 93, at 11:00 o'clock A.M., and recorded in book M93 on page 20880 or as file/reel number 66579, 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

CK  
30.00