

68561

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Rodney T. Denson and Nancy R. Denson

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by John M. Bauer and Vicki L. Bauer, 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, 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:

Lot 11 in Block 8, ELDORADO 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.

## MOUNTAIN TITLE COMPANY

"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 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 \$ 105,000.00

~~Whereof, the actual consideration paid for this transfer, stated in terms of dollars, is \$105,000.00, and the balance of the purchase price of \$105,000.00, is to be paid by the grantee to the grantor in installments of \$10,000.00 per year, beginning on the first day of January, 1994, and continuing until the first day of January, 1999, when the balance of the purchase price shall be paid in full.~~

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 22 day of September, 19 93; 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 ) ss.  
September 22, 19 93

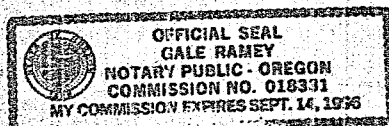
Rodney T. Denson  
Rodney T. Denson  
Nancy R. Denson  
Nancy R. Denson

Personally appeared the above named \_\_\_\_\_  
Rodney T. Denson and Nancy R. Denson

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

Before me:

John R. [Signature]  
Notary Public for Oregon  
My commission expires:



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)

Rodney T. Denson and Nancy R. Denson  
C/O KFFS-L-mah

GRANTOR'S NAME AND ADDRESS

John M. Bauer and Vicki L. Bauer  
136 Peach Street  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

Klamath First Federal  
P. O. Box 5270  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Send a change in requested all tax statements shall be sent to the following address:

Klamath First Federal  
P. O. Box 5270  
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 23rd day of Sept, 19 93, at 2:03 o'clock P. M., and recorded in book M93 on page 24600 or as file/reel number 68561.

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

Evalyn Biehn, County Clerk

Recording Officer

By Debra M. [Signature] Deputy

FEE: \$30.00