

3129

07-24-95A10:21 REV D

WARRANTY DEED

Vol. M95 Page 19039

WALTER DIETRICH and JANE DIETRICH

KNOW ALL MEN BY THESE PRESENTS, That
husband and wifehereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TAMERA ROBINSON
and RALPH PATTERSON, 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 NE corner of Lot 9, Block 3, SIXTH STREET ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence West 50 feet along the North line of said Lot 9; thence South 56.12 feet, more or less, to the Southwesterly line of Lot 10 of said Block 3, which is also the Northeasterly line of Pershing Way in said addition; thence Southeasterly along said Northeasterly line of Pershing Way, a distance of 60.43 feet, to the most Southerly corner of said Lot 10; thence North 90.55 feet along the East line of said Lots 10 and 9, to the point of beginning, being a portion of Lots 9 and 10, Block 3, SIXTH STREET ADDITION to Klamath Falls, 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

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 \$ 25,000.00

Whereof the actual consideration received for includes the purchase price of the property described in the deed, which is the whole consideration paid for the same. The balance of the purchase price of the property described in the deed is \$ 0.00.

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 4 day of December, 19 80; 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.

WALTER DIETRICH

JANE DIETRICH

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
December 4, 19 80

Personally appeared the above named
WALTER DIETRICH and JANE
DIETRICH,

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 10-28-83

STATE OF OREGON, County of) ss.
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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 be-
half 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

WALTER & JANE DIETRICH
1617 Carlson Drive
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

TAMERA ROBINSON & RALPH PATTERSON
2515 Pershing Way
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Blair M. Henderson
426 Main St.
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

TAMERA ROBINSON & RALPH PATTERSON
2515 Pershing Way
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instru-
ment was received for record on the
24th day of July, 19 95,
at 10:21 o'clock AM., and recorded
in book M95 on page 19039 or as
file/reel number 2129.

SPACE RESERVED
FOR
RECORDER'S USE

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Bernetha G. Letsch, Co Clerk

FEE: \$30.00 By Spruth Deputy