

31430

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

Robert L. Anthony and Louise Anthony, husband and wife, tenants by the entirety,
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 Kenneth D. Pedersen and Susan R. Pedersen, husband and wife, as tenants by the entirety,
 hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs,
 successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto
 belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows,
 to-wit:

Lots 1, 2, 3, 4 and 5 in Block 2 of Industrial Addition, EXCEPTING
 therefrom that portion deeded to the State of Oregon for widening
 of South 6th Street, 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 grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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 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 \$187,500.00
 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, where the context so requires, the singular includes the plural and all grammatical
 changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 31st day of December, 1996;
 if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person
 duly authorized to do so by order of its board of directors.

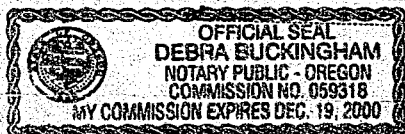
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-
 SCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND
 USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING
 THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE
 PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR
 COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Robert L. Anthony
Louise Anthony

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on December 31, 1996,
 by Robert L. Anthony and Louise Anthony,

This instrument was acknowledged before me on _____, 19____,
 by _____,
 as _____



Debra Buckingham

Notary Public for Oregon
 My commission expires 12-19-2000

Robert L. Anthony and Louise Anthony
 6522 Alva Avenue
 Klamath Falls, OR 97603

Grantor's Name and Address

Kenneth D. and Susan R. Pedersen
 8066 Matney Way
 Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to (Name, Address, Zip):
 Kenneth D. and Susan R. Pedersen
 8066 Matney Way
 Klamath Falls, OR 97603

Until requested otherwise send all tax statements to (Name, Address, Zip):
 Kenneth D. and Susan K. Pedersen
 1901 South Sixth Street
 Klamath Falls, OR 97601

Fee: \$30.00

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument
 was received for record on the 16th day
 of January, 1997, at
10:57 o'clock A. M., and recorded in
 book/reel/volume No. M97 on page
1372 and/or as fee/file/instru-
 ment/microfilm/reception No. 31430,
 Record of Deeds of said County.

Witness my hand and seal of
 County affixed.

Bernetha G. Letsch, Co. Clerk
 By Kathleen R. [Signature], Deputy.