

MTT-1396-0842

WARRANTY DEED

Vol M05 Page 30218

## KNOW ALL MEN BY THESE PRESENTS, That

Eva Childers also known as Eva Janelli

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

REFER TO GRANTEE AS THEY APPEAR ON THE REVERSE OF THIS DOCUMENT, 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:

All of Lot 8 in Lot 803 as shown on the plat of subdivision of Lot 803, ENTERPRISE TRACTS in Klamath County, Oregon, except recorded July 23, 1943, in Volume 157 of Deeds, at page 108, records of Klamath County, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## MOUNTAIN TITLE COMPANY INC.

AMERITITLE has recorded this instrument by request as an accommodation only and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(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 set forth on the reverse of this document of 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 \$ 40,000.00

① However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) ② (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 91.030.)

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 29 day of October, 1984; 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.

*Eva Childers*  
Eva Childers

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON, )  
County of Klamath ) ss.  
October 29, 1984

Personally appeared the above named

Eva Childers

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

(OFFICIAL  
SEAL)

Before me:

Notary Public for Oregon

My commission expires: 7/13/85

Eva Childers

GRANTOR'S NAME AND ADDRESS

G. Michael Redd et al  
2367 South Sixth  
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

RICHARD & JEANNE DUDY  
3511 EVERGREEN DRIVE  
KLAMATH FALLS, OR 97603  
NAME, ADDRESS, ZIP

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

SAME - NO CHANGE

NAME, ADDRESS, ZIP

STATE OF OREGON, County of ) ss.  
, 19

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL  
SEAL)

State of Oregon, County of Klamath  
Recorded 04/28/2005 11:04 AM  
Vol M05 Pg 30218-19  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

By Deputy

## SUBJECT TO:

1. 1984-85 taxes, partially paid, balance \$483.78
2. The premises herein described are within and subject to the statutory powers, including the powers of assesment of Klamath Irrigation District.
3. Agreement relating to a Party Wall and as easement between Domenico Frazer, an unmarried man, first party and Ida Jarrett and Rex Jarrett, husband and wife, and Edna Jarrett, a single women, second parties, dated August 13, 1937 and recorded October 20, 1937, in Volume 112 of Deeds at page 425, in records of Klamath County, Oregon.
4. Memorandum of Contract, including the terms and provisions thereof:  
Dated: October 4, 1977  
Recorded: October 4, 1977  
Volume: M77, page 18907, Microfilm Records of Klamath County, Oregon.  
Vendor: Clemmens W. Bortis and Dorothy M. Bortis, Husband and Wife  
Vendee: Pete Janelli, Jr. and Eva Janelli, Husband and Wife

Grantees herein agree to assume this contract and pay in full.

GRANTEES: G. Michael Redd and Kristi Lynn Redd, Husband and Wife as to an undivided one-half interest and Lawrence O. Redd and Shelley J. Redd, as to undivided one-half interest, all doing business as A-Barr Restaurant Supply.