

92084

WARRANTY DEED

28-7663

Vol. 74 Page 10421

This Indenture Witnesseth, THAT JUDY ANN MAHEW, who acquired title as Judy

Ann Church, hereinafter known as grantor for the consideration hereinafter recited,
has bargained and sold, and by these presents does grant, bargain, sell and convey unto
DOROTHY L. HAINES,

her heirs and assigns, the following described premises, situated in Klamath County,
Oregon, to-wit:

The South 80 feet of Lot 486 in Block 114, MILLS ADDITION TO THE
CITY OF KLAMATH FALLS, Klamath County, Oregon.

Subject to: Encroachment on rear of lot of garage as disclosed
by survey of Raymond G. Bidegary dated January 9, 1971; Reserva-
tions, restrictions, easements and rights of way of record or
apparent on the land, if any; real property taxes for fiscal
year commencing July 1, 1974, which are now a lien but not yet
payable; and to a Trust Deed for beneficiary, United States
National Bank of Oregon,, recorded January 13, 1971, in M-71
at page 299, which said Trust Deed grantee hereby expressly
assumes and agrees to pay according to the tenor thereof as
same becomes payable and the note accompanying it.

The true and actual consideration for this transfer is \$ 15,500.00 ~~XXXXX~~

The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee,
her heirs and assigns forever. And the said grantor does hereby covenant to and with the said
grantee, her heirs and assigns, that she is the owner in fee simple of said premises;
that they are free from all incumbrances, except those above set forth,
and that she will warrant and defend the same from all lawful claims whatsoever, except those
above set forth.

IN WITNESS WHEREOF, she has hereunto set her hand and seal
this 21st day of August 1974

(SEAL) Judy Ann Mahew (SEAL)
(SEAL) (SEAL)

STATE OF OREGON, County of Klamath, ss. August 23rd, 1974
Personally appeared the above named Judy Ann Mahew, who took title as Judy Ann
Church,
and acknowledged the foregoing instrument to be her voluntary act and deed.

From Office of
GANONG, ~~WILSON~~ & SISEMORE
First Federal Building
Klamath Falls, Oregon

Before me:

Shirley D. Beechler

Notary Public for Oregon.
My commission expires 11/25/76

Until a change is requested, mail all tax
statements to United States National Bank
of Oregon, P.O. Box 3347, Portland,
Oregon 97208

RETURN: Dorothy L. Haines
2209 Vine Street
City 97601

STATE OF OREGON,

County of Klamath

I certify that the within instrument was re-
ceived for record on the 26th day of AUGUST
1974 at 3:47 o'clock P.M. and recorded in book
M 74 on page 10421. Record of Deeds of
said County.

Witness my hand and seal of County aforesaid.

By W. D. MILNE County Clerk - Recorder
FEE \$-2.00 Deputy

AUG 26 3 47 PM 1974