

94291

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That PAUL CLAYTON SHARPE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BERNICE ETTA SHARPE, 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 on the east line of Mitchell Street 38 feet North of the Southwest corner of Lot 625 in Block 128 of Mills Addition to the City of Klamath Falls, Oregon; thence North along the west line of said lot 625 a distance of 42 feet; thence east 100 feet, thence south 42 feet; thence west 100 feet to the place of beginning, being a part of Lots 624 and 625 of said Block and Addition.

SUBJECT TO: Reservations, restrictions, rights of way and easements of record and those apparent on the land; taxes for the fiscal year 1974-75.

(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 hereinabove set forth; HOWEVER, it being understood that Grantor's interest is a reversionary interest subject to a life estate held by Grantee

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 Love & Consideration

(The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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 19th day of September, 1974; 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.

Paul Clayton Sharpe

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath
September 19, 74

Personally appeared the above named
PAUL CLAYTON SHARPE

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

Before me:
(OFFICIAL SEAL) Gary J. Shuck
Notary Public for Oregon
My commission expires 8/11/78

STATE OF OREGON, County of _____) ss.

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 behalf
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: _____

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 28th day of OCTOBER, 1974, at 11:50 o'clock AM., and recorded in book M. 74 on page 14001 or as file/rec'd number 94291. Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel Dray Deputy
Recording Officer

FEE \$ 2.00

GRANTOR'S NAME AND ADDRESS

Bernice Etta Sharpe
909 Mitchell Street
Klamath Falls, OR 97601

After recording return to:

Bernice Etta Sharpe
909 Mitchell Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Bernice Etta Mitchell
909 Mitchell Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP