

80640

WARRANTY DEED

Vol. MS0 Page 2881KNOW ALL MEN BY THESE PRESENTS, That MARGUERITTE WILSONhereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DIANE L. NAZARENKOthe 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 intersection of the South line of Rose Street and the West line of Prospect Street; thence South along the West line of Prospect Street 157 feet for the true point of beginning; thence N. 58° 10' W. 98.6 feet; thence Southwesterly 40 feet along the Easterly line of closed Roosevelt Street to 9th Street, thence Southeasterly along 9th Street 110 feet; thence Northeasterly 37 feet to Prospect Street; thence 19.5 feet North along Prospect Street, to the point of beginning, less portion described in Deed Volume 81, page 338, being a portion of Lot 2 in Block 18 of First Addition to the City of Klamath Falls, Oregon.

SUBJECT to any and all existing easements and rights of way of record.

(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 any real property taxes or any liens and assessments against the Grantee herein subsequent to January 1, 1975.

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 \$7,887.79.

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 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 _____ day of _____, 19____; 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.

(If executed by a corporation, affix corporate seal)

Margueritte Wilson

STATE OF OREGON, }
County of Walt. } ss.
Feb. 1, 1980

Personally appeared the above named Margueritte Wilson

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

Before me:

Notary Public for Oregon

My commission expires: 12-22-83

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 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:

MARGUERITTE WILSON

GRANTOR'S NAME AND ADDRESS

DIANE L. NAZARENKO

GRANTEE'S NAME AND ADDRESS

After recording return to:

Frontier Title
2938 So. 6th St.

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, }
County of Klamath } ss.

I certify that the within instrument was received for record on the 13th day of February, 1980, at 10:50 o'clock A.M., and recorded in book MS0 on page 2881 or as file/reel number 80640, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Berntha A. Litch Recording Officer
Deputy

Fee \$3.50

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