

WARRANTY DEED

Vol. 1780 Page 16109



KNOW ALL MEN BY THESE PRESENTS, That

Donna M. Hasbrouck

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Kirk E. Lloyd, 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:

The Northeasterly 40 feet of the following described parcel, in the County of Klamath, State of Oregon, to wit:

Beginning at a point 560 feet North 51°15' West of a point 60 feet North 38°45' East of Northeast corner of Block 12, ORIGINAL TOWN, CITY OF KLAMATH FALLS; thence North 51°15' West 61 feet; thence North 38°45' East 120 feet; thence South 51°15' East 61 feet; thence South 38°45' West 120 feet; LESS a strip 5 feet wide off of the Northwestern side heretofore conveyed to the City of Klamath Falls, said parcel having a frontage of 40 feet on Jefferson Street and a depth, exclusive of strip conveyed to the City of Klamath Falls, of 56 feet.

(For continuation of this legal description, see reverse side of this deed.)

(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 noted of record as of the date of this deed and 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 \$ 25,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 25th day of August, 1980; 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.

x Donna M. Hasbrouck
Donna M. Hasbrouck

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.
County of Klamath
August 25, 1980

Personally appeared the above named
Donna M. Hasbrouck

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

Before me:
(OFFICIAL SEAL) Ronald B. Herrington
Notary Public for Oregon
My commission expires: 3/20/81

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:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
KEESYL
540 MAIN
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
SAME
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.

County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____, Record of Deeds of said county. Witness my hand and seal of County affixed.

By _____ Deputy

The above described property is a portion of Lot 6, Block 51 of NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Subject, however, to the following:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of Transamerica Title Co.
this 26th day of August A. D. 1980 at 10:33 o'clock A M., and
tuly recorded in Vol. M80, of Deeds on Page 16109
Wm D. MILNE, County Clerk
By Bernetha H. Hetsch
Fee \$7.00