

1-1-74

1986156

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That STEPHEN P. HALL, JR. and SHARON L. HALL

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT R. HENDERSON and JEAN A. HENDERSON, husband and wife, 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:

Lot 16 in Block 17 of Hillside Addition to the City of Klamath Falls, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: 1986-01-15 1801.01.15 1801.01.15 1801.01.15

1. Assessments and charges of the City of Klamath Falls for monthly water and/or sewer service.

2. Reservations and restrictions, including the terms and provisions thereof, by and between the Klamath Development Co., and J.H. Carter, dated August 2, 1956, recorded August 6, 1956, in Volume 83, page 402, Deed records of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) CONTINUED ON REVERSE

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 THOSE HEREINABOVE SET FORTH

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 \$ 107,500.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration fundisate which is the consideration between the parties to this deed and which should be deleted. See GRS 23-930.~~

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 18<sup>th</sup> day of February, 1981; 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)

Stephen P. Hall Jr.  
Sharon L. Hall

STATE OF OREGON, )  
County of Klamath ) ss.  
February 18, 19 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 \_\_\_\_\_

Personally appeared the above named Stephen P. Hall, Jr. and Sharon L. Hall

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

Before me: Donald T. Brown  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: 11-12-82

\_\_\_\_\_, 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)

Stephen P. Hall, Jr. & Sharon L. Hall  
1315 Pacific Terrace  
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Robert R. Henderson & Jean A. Henderson  
726 Loma Linda Drive  
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Robert R. Henderson & Jean A. Henderson  
726 Loma Linda Drive  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Robert R. Henderson & Jean A. Henderson  
726 Loma Linda Drive  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, )  
County of \_\_\_\_\_ ) ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_.  
Record of Deeds of said county.

Witness my hand and seal of County affixed:

\_\_\_\_\_  
Recording Officer  
By \_\_\_\_\_ Deputy

\_\_\_\_\_