

13013

WARRANTY DEED

8027

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM J. SCHERMER as Guardian Ad Litem for Ruby J. Yaden hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CLIFFORD C. YADEN 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:  
Her one-half interest as a tenant-in-common in the following:  
"Lot 15, Block 301, DARROW ADDITION to the City of Klamath Falls, State of Oregon."

SUBJECT TO: All reservations, restrictions, rights-of-way, easements of record and those apparent upon the land.

(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 those above listed.

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 \$ 17,735.00

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 day of June, 1982; 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)

WILLIAM J. SCHERMER, Guardian Ad Litem For Ruby J. Yaden

STATE OF OREGON, }  
County of Klamath } ss.  
June 18, 1982.

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

Personally appeared the above named William J. Schermer as Guardian Ad Litem for Ruby J. Yaden

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 \_\_\_\_\_

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

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: 9/29/84

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Ruby J. Yaden, c/o William J. Schermer  
111 So. Seventh, Suite 201  
Klamath Falls, OR 97601  
GRANTOR'S NAME AND ADDRESS

Clifford C. Yaden  
2900 Patterson  
Klamath Falls, OR 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Patrick L. Kittredge  
426 Main Street  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
Clifford C. Yaden  
2900 Patterson  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

STATE OF OREGON, }  
County of Klamath } ss.

I certify that the within instrument was received for record on the 24 day of June, 1982, at 2:11 o'clock P.M., and recorded in book/reel/volume No. M 82 on page 8027 or as document/fee/file/instrument/microfilm No. 13013, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk  
By \_\_\_\_\_ Deputy  
Fee \$4.00

SPACE RESERVED FOR RECORDER'S USE