

16223

MT-11123-1

WARRANTY DEED

13467

KNOW ALL MEN BY THESE PRESENTS, That

James F. Hackett and Jerry K. Hackett, not as tenants in common but with the right of survivorship hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by William G. Lipe and Brenda M. Lipe, 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:

The West 23 feet of Lot 11 and the East 37 feet of Lot 12, DE BIRK HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 set forth on the reverse of this deed, or 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 \$ 36,335.00

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 7th day of October, 19 82, 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,

STATE OF OREGON,

County of Jackson

ss.

James F. Hackett

Jerry K. Hackett

BE IT REMEMBERED, That on this 7th day of October, 19 82, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Jerry K. Hackett

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Frances M. Coe

Notary Public for Oregon.

My Commission expires 6/11/86

James F. Hackett and Jerry K. Hackett

GRANTOR'S NAME AND ADDRESS

William G. Lipe and Brenda M. Lipe
3834 Barry
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

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

Per Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

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 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

SUBJECT TO:

Taxes for the fiscal year 1982-1983, a lien, not yet due and payable.

2. Assessments, if any, due to the City of Klamath Falls for water use.

3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.

5. An easement created by instrument, including the terms and provisions thereof dated December 5, 1956, recorded December 10, 1956 in Volume 288, page 319, Deed Records of Klamath County, Oregon, in favor of the California Oregon Power Company, a California corporation. (Blanket easement)

6. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded July 15, 1958 in Volume 301, page 56 and modified by instrument recorded February 26, 1960 in Volume 319, page 246, all Deed Records of Klamath County, Oregon.

7. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: November 7, 1979
Recorded: November 8, 1979
Volume: M79, page 26281, Microfilm Records of Klamath County, Oregon
Amount: \$32,400.00

Grantor: James F. Hackett and Jerry K. Hackett, husband and wife

Trustee: Transamerica Title Insurance Company

Beneficiary: First National Bank of Oregon

Said Trust Deed buyer agree to assume and pay.

STATE OF OREGON,

County of JACKSON

ss.

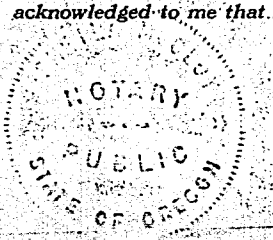
FORM NO. 23 — ACKNOWLEDGMENT
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 7TH day of October, 1982, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named James F. Hackett

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Sheila M. Clae
Notary Public for Oregon.
My Commission expires 9-4-85



STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

This 8 day of Oct A.D. 1982 at 11:10 o'clock AM, and duly recorded in Vol. M 82 of Deeds on Page 13458

Fee \$8.00

EVELYN BENN, County Clerk

By Joyce McChesney