

16556

MTC 11745-K

WARRANTY DEED

Vol. M87 Page 14048

STEVEN K. HACKETT and JANET L.

KNOW ALL MEN BY THESE PRESENTS, That

HACKETT, husband and wife

CHARLES HEATON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
and HAZEL HEATON, husband and wife
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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The Easterly 40 feet of Lot 21 and the Easterly 45 feet of Lot 20, Block 5, DIXON
ADDITION to the City of Klamath Falls, according to the official plat thereof on
file in the office of the County Clerk of Klamath County, Oregon.

- continued on the 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
stated on the reverse side of this deed and those apparent upon the land, if any, as
of the date of this deed

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 \$ 40,000.00
However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 40,000.00
the whole consideration paid for this transfer, stated in terms of dollars, is \$ 40,000.00
part of the consideration paid for this transfer, stated in terms of dollars, is \$ 40,000.00
(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 21st day of October, 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)

STATE OF OREGON, County of _____) ss.
_____, 19____.

STATE OF OREGON,)
County of Klamath) ss.
October 21, 1982

Personally appeared the above named
STEVEN K. HACKETT and JANET L.

HACKETT, husband and wife

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me: *Freddie L. Garrison*
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6/19/83

Personally appeared _____ and
_____, 19____, 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 that the seal affixed to the foregoing instrument is the corporate seal
of said corporation and that said instrument was signed and sealed in be-
half 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:

Mr. & Mrs. Steven K. Hackett
417 SE Seventh Street
Gresham, OR 97030

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Charles Heaton
700 Loma Linda
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of _____

I certify that the within instru-
ment 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

84041

WATSON & COMPANY

- continued from the reverse side of this deed -

14049

SUBJECT TO:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. Reservations and restrictions as contained in Deeds wherein Klamath Development Co., is grantor and Thelma H. Barnes is grantee, recorded April 23, 1926, in Volume 70, pages 573 and 574, Deed Records of Klamath County, Oregon.
3. Subject to an easement for joint use of hot water well, including the terms and provisions thereof, executed by B. F. Lohr and Elsie G. Lohr, husband and wife, to John E. Woolington and Helen L. Woolington, husband and wife, dated June 28, 1940, recorded August 23, 1940, in Volume 131, page 347, Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 21 day of Oct A.D. 1982 at 3:36 o'clock p.m.
duly recorded in Vol. M 82, of Deeds on p.c. 14048

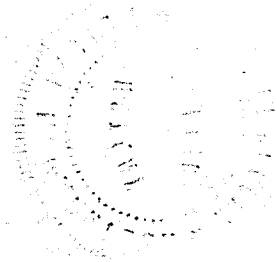
Fee \$8.00

EVELYN BIEHN, County Clerk

By Joyce M. Shaw

NOTARIAL PUBLIC, JOYCE M. SHAW, Notary Public for the State of Oregon, My Commission Expires 12/31/84. I hereby certify that the foregoing is a true and correct copy of the original as the same was presented to me for recording.

STATE OF OREGON
County of Klamath
I, the undersigned, County Clerk of said County, do hereby certify that the foregoing is a true and correct copy of the original as the same was presented to me for recording.



STATE OF OREGON
County of Klamath
I, the undersigned, County Clerk of said County, do hereby certify that the foregoing is a true and correct copy of the original as the same was presented to me for recording.