

21298

WARRANTY DEED

MTC 12183-16

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3739

KNOW ALL MEN BY THESE PRESENTS, That ORVILLE E. DE VAUL and NANCY L. DE VAUL,  
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by C. NEIL HAWKINS

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 North 40 feet of the South 80 feet of Lots 41 and 42 of the resubdivision of Block 125 of MILLS 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.

## SUBJECT TO:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. Reservations and restrictions as contained in Deed wherein Klamath Korporation is Grantor and D. C. McKay is Grantee, dated May 3, 1928, and recorded May 19, 1928, in Volume 80, page 349, Deed Records of Klamath County, Oregon.

## MOUNTAIN TITLE COMPANY INC.

(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 above 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 \$ 16,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate with X) (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 11th day of March, 1983; 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 Klamath } ss.  
March 11, 1983.

Personally appeared the above named  
ORVILLE E. DE VAUL and NANCY L. DE VAUL,  
husband and wife

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

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires: 6/19/83

Orville E. DeVaul  
ORVILLE E. DE VAUL

Nancy L. DeVaul  
NANCY L. DE VAUL

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

Personally appeared \_\_\_\_\_, 19\_\_\_\_, and

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:

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires:

Mr. & Mrs. Orville E. DeVaul  
429 North Second  
Klamath Falls, OR 97601  
GRANTOR'S NAME AND ADDRESS

Mr. C. Neil Hawkins  
P.O. Box 1227  
Klamath Falls, OR 97601  
GRANTEE'S NAME AND ADDRESS

After recording returns 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,

County of Klamath } ss.

I certify that the within instrument was received for record on the 11th day of March, 1983, at 8:43 o'clock AM., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number 21298, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By Bernetha J. Helwick Deputy Recording Officer

Fee \$4.00