

24124

MTC 12401-K

WARRANTY DEED

Vol. 483 Page 3542

KNOW ALL MEN BY THESE PRESENTS, That JOANNE S. BISHOP and CLARA ROBERTSON, each as to an undivided $\frac{1}{2}$ interest, as tenants in common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL JOE CASEY, 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 5, Block 104, BUENA VISTA 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 -
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 on the reverse side of this deed 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 \$2,000.00. ~~However, the actual consideration consists of the interest in the property described above, which is the whole consideration for the transfer.~~ The sentence between the symbols Φ , 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 23rd day of May, 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.

JOANNE S. BISHOP
 CLARA ROBERTSON
 STATE OF OREGON, County of Klamath, ss.
 May 26, 1983
 Personally appeared JOANNE S. BISHOP and CLARA ROBERTSON, who, being duly sworn, acknowledged said instrument to be its voluntary act and deed.

Personally appeared the above named CLARA ROBERTSON

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

Before me: Ellen M. Nitschke
 (OFFICIAL SEAL) Notary Public for Oregon
 My commission expires:

Before me: Rusty L. Sullivan
 (OFFICIAL SEAL) Notary Public for Oregon
 My commission expires: 6/19/83

Joanne S. Bishop and Clara Robertson
 4601 Sturdivant / 8530 Calais Circle
 Klamath Falls, OR / Sacramento, CA 95828

GRANTOR'S NAME AND ADDRESS

Michael Joe Casey
 680 Conger Avenue
 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 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.

SPACE RESERVED
 FOR
 RECORDER'S USE

By Recording Officer
 Deputy

- continued from the reverse side of this deed -

SUBJECT TO:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
3. Subject to boundary line provisions as established and set forth in Deed recorded July 16, 1920, in Volume 55, page 14, Deed Records of Klamath County, Oregon:

"provided that it is understood that the Northwestern side of said Lot lies along the lower edge of the stone wall now erected along the said Northwestern side of said lot and, provided further that this property is donated to said City upon the condition that the same shall be perpetually and exclusively used and maintained as a city park, and in the event the said city shall use, or permit to be used said property for any other purpose or fail to use and maintain the same as a park, then the title to said property shall revert to the owner or owners of the property adjoining the same on the Northwestern side thereof at the time of such breach."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ..
this 2nd day of June A. D. 19 83 at 9:07 o'clock A M., and
duly recorded in Vol. M83, of Deeds on Page 8542

By EVELYN BIEHN, County Clerk

Fee \$8.00