

28391

## WARRANTY DEED

Vol. 15344 Page 15344  
STEVENS COUNTY RECORDING CO., PORTLAND, OR, 97204

KNOW ALL MEN BY THESE PRESENTS, That KENNETH HAMACHER and CAROLINE HAMACHER, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JIMMY LEE VAUGHN

, 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:

Beginning at the Southwest corner of Lot 4 in Block 3 of PINE GROVE RANCHETTES; thence S 16°45'07" W 208.86 feet to the Southwest corner of the Harrold M. Mallory Tract as in Deed M-71 at page 13610 recorded December 28, 1971; thence S 89°52' E 151.57 feet along the South line of said Mallory Tract; thence North 200.35 feet to a point on the Southerly boundary of said Lot 4 in Block 3, Pine Grove Ranchettes; thence West along said Southerly boundary of said Lot 4, 91.37 feet to the point of beginning.

SUBJECT TO: 1974-75 real property taxes which are now a lien, but not yet payable, and all future real property taxes and assessments; reservations, restrictions, easements and rights of way of record, and those apparent on 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 as above set forth

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 \$ 11,700.00

① However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ② (The sentence between the symbols ①, 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 15th day of August, 1974; 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)

Marlene T. Addington  
Notary Public for Oregon  
My commission expires 3-21-77Kenneth Hamacher  
Caroline Hamacher

STATE OF OREGON,

STATE OF OREGON, County of Klamath ) ss.

County of Klamath )  
August 15, 1974.

Personally appeared \_\_\_\_\_ and

Personally appeared the above named KENNETH HAMACHER and CAROLINE HAMACHER, husband and wife,

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

\_\_\_\_\_, 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 \_\_\_\_\_

\_\_\_\_\_, 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 3-21-77

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Kenneth Hamacher &amp; Caroline Hamacher

GRANTOR'S NAME AND ADDRESS

Jimmy Lee Vaughn

GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

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

Jimmy Lee Vaughn  
3817 Pine Grove Road  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 15th day of September, 1983, at 11:24 o'clock A.M., and recorded in book M 83 on page 15944 or as file/reel number 28391

Record of Deeds of said county.  
Witness my hand and seal of County affixed.Evelyn Biehn, County Clerk  
Recording Officer  
By \_\_\_\_\_ Deputy

Fee: \$4.00