

MOUNTAIN TITLE COMPANY INC.

29070

WARRANTY DEED

MTC

12851-Vol. 183

17084

KNOW ALL MEN BY THESE PRESENTS, That

Edward L. Hull

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Barbara Anne Shinar

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 8, Block 109, 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.

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 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 \$ 34,900.00
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 92.030.)

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 5th day of October, 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.

Edward L. Hull
Edward L. Hull

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,) ss.
County of Klamath
October 5, 1983

Personally appeared the above named
Edward L. Hull

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/13/85

STATE OF OREGON, County of) ss.
19

Personally appeared 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:

Edward L. Hull

GRANTOR'S NAME AND ADDRESS

Barbara Anne Shinar
1000 California Street
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,) 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

Recording Officer

By Deputy

MOUNTAIN TITLE COMPANY INC.

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SUBJECT TO:

1. Taxes for the fiscal year 1983-1984, a lien not yet due and payable.
2. Assessments, if any, due to the City of Klamath Falls for sewer and water use.
3. 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: September 7, 1973

Recorded: September 28, 1973

Volume: M73 page 13125, Microfilm Records of Klamath County, Oregon.

Rerecorded: October 25, 1973

Volume: M73, page 14331, Microfilm Records of Klamath County, Oregon

Amount: \$13,900.00

Grantor: Edward L. Hull, an unmarried Man

Trustee: Transamerica Title Insurance Corporation

Beneficiary: AMFAC Mortgage Corporation, an Oregon Corporation

Said Deed of Trust Buyers agrees to assume and pay in full.

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

on this 5th day of October A.D. 19 83
at 3:25 o'clock P M, and duly
recorded in Vol. M83 of Deeds
Page 17084

EVELYN BIEHN, County Clerk

By Sam Smith Deputy

Fee \$8.00