

1-1-74

29803

WARRANTY DEED

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18339

KNOW ALL MEN BY THESE PRESENTS, That

Wayne L. Hastings and Etta L. Hastings

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Edwin Petrasek

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:

Lots 10, 11, 12 of Block 39 of City of Malin, According to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon;

Subject to reservations, restrictions, rights of way of record and those apparent upon the land; AND Trust deed, including the terms and provisions thereof, from Grantors herein to Klamath First Federal, Dated December 15, 1978, recorded December 18, 1978 in Vol. M78 page 28166, Klamath County, Records, WHICH SAID Trust deed, GRANTEEES herein agree to assume and pay;

"This instrument does not guarantee that any particular use may be made of the property described in this instrument. A Buyer should check with the appropriate City or County Planning Department to verify approved uses"

(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; and taxes for 1983-84;

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 \$ 48,000.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).¹ (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 24 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.

(If executed by a corporation, affix corporate seal)

Wayne L. Hastings
Etta L. Hastings
Etta L. Hastings

STATE OF OREGON,

County of Klamath

October 24, 1983

ss.

STATE OF OREGON, County of ss.

Personally appeared, 19, and

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

Personally appeared the above named
Wayne L. Hastings and
Etta L. Hastings

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-5-87

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

Gen Del

Malin Or 97632

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 24th day of October, 1983 at 11:30 o'clock A.M., and recorded in book/reel/volume No. M83 on page 18339 or as document/fee/file/instrument/microfilm No. 29803, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

Fee: \$4.00

By [Signature] Deputy

83 OCT 24 AM 11 30