

30418

WARRANTY DEED

THOMAS O. HALE and RUBY J. HALE.

KNOW ALL MEN BY THESE PRESENTS, That husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BERT T. KING, JR., 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 54, FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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.

# MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

(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

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 \$48,900.00.

However, the actual consideration paid for this transfer, stated in terms of dollars, is \$48,900.00. (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 9th day of November, 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.

Thomas O. Hale  
THOMAS O. HALE

Ruby J. Hale  
RUBY J. HALE

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
November 9, 1983.

STATE OF OREGON, County of Klamath, November 9, 1983.

Personally appeared the above named THOMAS O. HALE and RUBY J. HALE, husband and wife.

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

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 allixed 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: Kristi L. Garrison  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: 6/19/87

Notary Public for Oregon  
My commission expires:

Mr. & Mrs. Thomas O. Hale  
1004 Homedale  
K. Falls, OR 97603  
GRANTOR'S NAME AND ADDRESS

Bert T. King, Jr.  
1004 Homedale  
K. Falls, OR 97603  
GRANTEE'S NAME AND ADDRESS

After recording return to: SAME AS GRANTEE

Until a change is requested all tax statements shall be sent to the following address: SAME AS GRANTEE

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

2: 19321

- continued from the reverse side of this deed -

SUBJECT TO:

1. Taxes for 1983-1984, a lien, due and payable.
2. Assessments, if any, due to the City of Klamath Falls for water use.
3. The presmies herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
5. Reservations as contained in instrument recorded July 10, 1929, in Volume 86, page 561, Deed Records of Klamath County, Oregon, to wit:  
"Excepting and reserving to the first parties, their heirs, and assigns, the right at any time to construct, build, and erect ditches, telephone lines, telegraph lines, and electric power lines in and upon said premises, and to keep and maintain the same."

STATE OF OREGON, )  
County of Klamath )

Filed for record at request of

on this 9th day of Nov. A.D. 19 83  
at 3:15 o'clock P M, and duly  
recorded in Vol. M83 of Deeds  
Page 19320

EVELYN BIEHN, County Clerk

By Ann Smith Deputy

Fee 8.00