

TIA #M-38-26747-4

1 KNOW ALL PERSONS BY THESE PRESENTS, made this 31st day of October,
2 1983, that KAY KELSAY LUZIER, the daughter of Beatrice Kelsay, Deceased, Grant-
3 or, for the consideration hereafter stated, has bargained and sold and by these
4 presents does grant, bargain, sell and convey unto OLIVER R. SPIRES, Grantee,
5 an undivided one-fourth interest, being all of the Grantor's interest, in and
6 to the following described premises in Klamath County, Oregon, to wit:

7 Lot 3 in Block 18 of
8 FAIRVIEW ADDITION No. 2
9 to the City of Klamath Falls,
Klamath County, Oregon

SUBJECT TO:

10 (1) Unpaid real property taxes and accrued interest for the 1980-81,
11 1981-82 and 1982-83 tax years and taxes for the 1983-84 tax year
12 which are now a lien, which said taxes the Grantee assumes and
13 agrees to pay.

14 (2) Easements apparent on the land if any there may be.

15 "THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE
16 PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPRO-
17 PRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES." L.83,
Ch 718, Sec. 2.

18 The true and actual consideration for this transfer is \$1,500.
19 TO HAVE AND TO HOLD the said premises and their appurtenances unto the

20 said Grantee, his heirs, devisees, grantees and assigns forever.

21 The Grantor covenants that as of this date she is the Owner of said
22 undivided one-fourth interest in said premises; that they are free of all en-
23 cumbrances except those above set forth and that she will warrant and defend
24 the same from all lawful claims except those above set forth, which the
25 Grantee has agreed to take subject to.

26 IN WITNESS WHEREOF, the Grantor has executed this Instrument the day
27 and year first herein written.

28 Kay Kelsay Luzier
29 Kay Kelsay Luzier
30
31
32

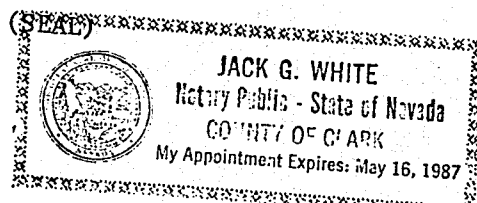
WM. GANONG
LAWYER
P.O. BOX 57
KLAMATH FALLS, OREGON
97601 - 0003
PHONE: (503) 882-7228

WARRANTY DEED - Page 1

83 DEC 12 AM 11 09

1 STATE OF NEVADA)
 2 County of Clark) SS.
 3)

4 On this 31st day of October, 1983, personally appeared the above
 5 named Kay Kelsay Luzier, the daughter of Beatrice Kelsay, Deceased, and
 6 acknowledged the foregoing Instrument to be her voluntary act and deed.
 7 before me:
 8



Jack G. White
 Notary Public for said State and County
 My commission expires MAY 16, 1987

12 Until a change is requested all Tax Statements shall be sent to the following
 13 address:
 14

15 After recording return to:
 16
 17 *TA*

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

on this 12th day of Dec. A.D. 19 83
 at 11:09 o'clock A M, and duly
 recorded in Vol. M83 of Deeds
 Page 21158

EVELYN BIEHN, County Clerk

By *[Signature]* Deputy

Fee 8.00