

31072

TA #M-38-26747-4 Vol. M83 Page 21160

1 KNOW ALL PERSONS BY THESE PRESENTS, made this 24th day of October,  
2 1983, that FREDERICK KELSAY, widower of Beatrice Kelsay, Deceased, Grantor, for  
3 the consideration hereafter stated, has bargained and sold and by these presents  
4 does grant, bargain, sell and convey unto OLIVER R. SPIRES, Grantee, an un-  
5 divided one-half interest, being all of the Grantor's interest, in and to the  
6 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

10 SUBJECT TO:

- 11 (1) Unpaid real property taxes and accrued interest for the 1980-81,  
12 1981-82 and 1982-83 tax years and taxes for the 1983-84 tax year  
13 which are now a lien, which said taxes the Grantee assumes and  
14 agrees to pay.  
15 (2) Easements apparent on the land if any there may be.

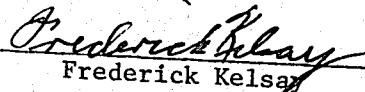
16 "THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE  
17 PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPRO-  
18 PRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES." L.83,  
19 Ch 718, Sec. 2. 0.5.

20 The true and actual consideration for this transfer is \$3,000.00.

21 TO HAVE AND TO HOLD the said premises and their appurtenances unto the  
22 said Grantee, his heirs, devisees, grantees and assigns forever.

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

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

30   
31 Frederick Kelsay

32 ///

'83 DEC 12 AM 11 09



1 STATE OF OREGON )  
2 )SS.  
3 County of Klamath )

21161

4 On this 24th day of October, 1983, personally appeared the above named  
5 Frederick Kelsay, the widower of Beatrice Kelsay, Deceased, and acknowledged  
6 the foregoing Instrument to be his voluntary act and deed.

7 BEFORE ME:

8 (SEAL)

9 Wm. Ganong  
10 NOTARY PUBLIC - OREGON

11 MY COMMISSION EXPIRES APRIL 1, 1985

12 Notary Public for said State and County

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

15 After recording return to:

16 TA

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

20 on this 12th day of Dec. A.D. 19 83  
21 at 11:09 o'clock A M, and duly  
22 recorded in Vol. M83 of Deeds  
23 Page 21160

24 EVELYN BIEHN, County Clerk

25 By Pam Smith Deputy

26 Fee 8.00

27 WM. GANONG  
28 LAWYER  
29 P.O. BOX 57  
30 KLAMATH FALLS, OREGON  
31 97601 - 0003  
32 PHONE: (503) 832-7228

WARRANTY DEED - Page 2