

1-1-74 32281

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That **PACIFIC WEST MORTGAGE CO.**, an Oregon corporation hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **DIANE ANDERSON**

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: That part of Lot 1, Block 65, NICHOLS ADDITION TO THE CITY KLAMATH FALLS, in the County of Klamath, State of Oregon, described as follows: Beginning at a point on the Southerly line of Ninth Street, 52 feet Northwesterly of the Easterly corner of Lot 1, Block 65; thence Southwesterly parallel with Franklin Street (now Grant Street) 86 feet; thence Northwesterly parallel with Ninth Street 52 feet; thence Northeasterly parallel with Franklin Street (now Grant Street) 86 feet; thence Southerly along the line of Ninth Street, 52 feet to the point of beginning.

This is the sale of a foreclosed property and the seller has no knowledge either actual or imputed as to any conditions or restrictions with respect to said property. Buyer takes the property in "as is" condition.

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

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 **\$13,500.00**

However, the actual consideration consists of ~~no other~~ ~~value~~ given or promised which is the whole consideration (indicate which). (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 19th day of December, 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.

**PACIFIC WEST MORTGAGE CO.**

by: *[Signature]*

STATE OF OREGON,

County of \_\_\_\_\_, 19\_\_\_\_.

ss.

STATE OF OREGON, County of **Marion**

December 19, 1983

ss.

Personally appeared **H. Clayton Livengood**

and

Personally appeared the above named \_\_\_\_\_

who, being duly sworn, ~~and~~ for himself ~~and~~ did say that the ~~above~~ ~~is~~ the president ~~and~~ ~~of~~ ~~Pacific West~~ ~~Mortgage Co.~~

Mortgage Co. 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: \_\_\_\_\_

Before me:

Notary Public for Oregon

My commission expires: **11-26-85**

**Pacific West Mortgage Co.**  
P. O. Box 497 - 265 E. Ida  
Stayton, OR 97383  
GRANTOR'S NAME AND ADDRESS

**Diane Anderson**  
635 North 8th  
Klamath Falls, OR 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:

**Diane Anderson**  
635 North 8th  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

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

**Diane Anderson**  
635 North 8th  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of **Klamath**

ss.

I certify that the within instrument was received for record on the 6th day of January, 1984, at 3:32 o'clock P.M., and recorded in book/reel/volume No. **224** on page **326** or as document/fee/file/instrument/microfilm No. **32281**, Record of Deeds of said county.

Witness my hand and seal of County affixed.

**Evelyn Biehn**, County Clerk

NAME

TITLE

By *[Signature]* Deputy

Fee: \$4.00

#4336