

32385

WARRANTY DEED

MYC 13002-K

KNOW ALL MEN BY THESE PRESENTS, That DONNA M. JENKINS-REITAN, Guardian of the Estate of Jason C. Jenkins, a minor hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by NEAL J. HARRIGAN, 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:

The South 80 feet of Lot 487, Block 114, MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY INC.

(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 set forth on the reverse of this deed, or 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 \$ 30,000.00

However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 30,000.00. The whole consideration (including which other property or interest in the premises was included) shall be stated in the body of this deed. 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 10th day of January, 1984; 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.

Donna M. Jenkins-Reitan, Guardian of the Estate of Jason C. Jenkins, a minor  
Estate of Jason C. Jenkins, a minor  
Estate of Jason C. Jenkins, a minor

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.  
County of Klamath }  
1-10, 1984

Personally appeared the above named  
Donna M. Jenkins-Reitan

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

(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 7/13/85

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_  
Personally appeared \_\_\_\_\_ 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 \_\_\_\_\_, 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.

(OFFICIAL SEAL)

Donna M. Jenkins-Reitan  
GRANTOR'S NAME AND ADDRESS  
Neal J. Harrigan  
2201 Vine St.  
Klamath Falls, OR 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Grantee  
NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address.  
Grantee  
NAME, ADDRESS, ZIP

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

## SUBJECT TO:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. Reservations and restrictions as contained in Deed from Klamath Korporation.
3. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: August 11, 1978

Recorded: August 18, 1978

Volume: M78, page 18385, Microfilm Records of Klamath County, Oregon

Amount: \$24,000.00

Mortgagor: Donna M. Jenkins

Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs

(The grantees herein agree to assume said Mortgage and to make payment in full)

4. This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with appropriate city or county planning department to verify approved uses.

STATE OF OREGON, )

County of Klamath )

Filed for record at request of

on this 11th day of Jan A.D. 1981  
 at 11:43 o'clock AM, and duly  
 recorded in Vol. 1981 of Deeds  
 Page 501

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00