

1-1-74

32596

WARRANTY DEED

Vol. 1784 Page 884

KNOW ALL MEN BY THESE PRESENTS, That Sharron E. Harrington

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Theresa Marie Sergi, 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:

An undivided 1/2 interest in The E1/2 of the E1/2 of the E1/2 of the SW1/4 and the W1/2 of the SE1/4 and the W1/2 of the W1/2 of the E1/2 of the W1/2 of the SE1/4 of Section 16, Township 34 South, Range 7 East of the Willamette Meridian, 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.

(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 \$ -0-

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ①, 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 11 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.

Sharron E. Harrington

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

January 11, 1984

ss.

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

Personally appeared the above named

Sharron E. Harrington

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 9/12/86

Sharron E. Harrington

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 15th day of January, 1984, at 3:52 o'clock A.M., and recorded in book reel/volume No. 1784 on page 884 or as document/fee/file/instrument/microfilm No. 32596, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Pam Smith, Deputy

SPACE RESERVED FOR RECORDER'S USE

GRANTOR'S NAME AND ADDRESS

Theresa Sergi

8425 Mohawk

Reno, Nevada 89506

GRANTEE'S NAME AND ADDRESS

After recording to Glenn D. Ramirez

Attorney At Law

514 Walnut St. P.O. Box 368

Klamath Falls, Oregon 97601

Phone 503 884-9275

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

Glenn D. Ramirez

Attorney At Law

514 Walnut St. P.O. Box 368

Klamath Falls, Oregon 97601

Phone 503 884-9275

Fee: 04.00

20 JAN 17 AM 9 52

ck 4.00