

33211

WARRANTY DEED

Vol. M84 Page - 1842

KNOW ALL MEN BY THESE PRESENTS, That

Garrett Gmirkin Development Inc., An Oregon Corp.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

STEPHEN D. SILVA AND PHYLLIS SILVA, husband and wife, 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:

Beginning at a point on the Southerly line of Lincoln Street 35.2 feet Southwest of the most Northerly corner of Lot 1, Block 41, First Addition to the City of Klamath Falls, according to the official plat thereof; thence Southwest along the South line of Lincoln Street 35.2 feet; thence Southeasterly at right angles to Lincoln Street, 110.0 feet; thence Northeasterly parallel with Lincoln Street, 35.2 feet; thence Northwesterly at right angles to Lincoln Street, 110.0 feet to the point of beginning.

PA

Subject to reservations, restrictions, rights of way of record and those apparent upon the land; Assessments and charges of the City of Klamath Falls for monthly water and/or sewer service; TRUST DEED, including the terms and provisions thereof, executed by Grantors herein to Carol E. Stephens as Beneficiary, dated August 18, 1983, recorded September 6, 1983 **

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 **continued in Vol M83 pg 15074, records of Klamath County, Oregon, WHICH GRANTEE HEREIN agrees to assume and pay according to its terms; ~~TAXES XXXXXX XXXXXX~~;

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 \$ 12,000.00

ⓐ 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 ⓐ, 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 3rd day of February, 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.

Garrett Gmirkin Development Inc.,

particular use may be made of the property described

in this instrument. A buyer should check with the

verify approved uses."

STATE OF OREGON, County of Klamath) ss.
February 19 84

Personally appeared Russell Gmirkin and Ryan Garrett, 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

Garrett Gmirkin Development Inc., 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)

Before me:

Notary Public for Oregon
My commission expires:

Notary Public for Oregon
My commission expires: 8-5-87

(OFFICIAL SEAL)

31

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 3rd day of February, 1984, at 2:04 o'clock P. M., and recorded in book/reel/volume No. M84 on page 1842 or as document/fee/file/instrument/microfilm No. 33211, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE
By [Signature] Deputy

Fee: 34.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee
328 Lincoln
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

same
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 3rd day of February, 1984, at 2:04 o'clock P. M., and recorded in book/reel/volume No. M84 on page 1842 or as document/fee/file/instrument/microfilm No. 33211, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By [Signature] Deputy

Fee: 34.00

84 FEB 3 PM 2 04