

K-25473

FORM No. 633—WARRANTY DEED (Individual or Corporate).

33799

WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

Vol. M84 Page 2819

KNOW ALL MEN BY THESE PRESENTS, That Marijon Spillar

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

Lots 11 and 12 in Block 10 of St. Francis Park according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows, to-wit:

Subject to easements, rights of way, reservations, and restrictions of record and apparent on the land.

Further subject to that certain trust deed executed by Marijon Spillar as grantee in favor of First Federal Savings and Loan Association of Klamath Falls as beneficiary dated December 27, 1973, recorded December 28, 1973, Vol. M73, page 16545, Mortgage Records of Klamath County, Oregon, which trust deed grantee expressly assumes and agrees to pay as of April 1, 1983.

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.

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 as of April 1, 1983;

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 \$35,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is part of the 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 10th 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.

(If executed by a corporation, affix corporate seal)

Marijon Spillar
Marijon Spillar

STATE OF OREGON, ARIZONA
County of Maricopa } ss.
2110, 19 84.

Personally appeared the above named
Marijon Spillar

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

Before me:
Cheryl A. Nieto
Notary Public for Oregon
My commission expires:
My Commission Expires May 19, 1985

STATE OF OREGON, County of _____, 19 _____) ss.

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 _____

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:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Paula Lahrson
4454 Boardman
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Klamath First Federal Savings & Loan
540 Main Street
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 23rd day of February, 1984, at 11:16 o'clock AM., and recorded in book/reel/volume No. M84 on page 2819 or as document/fee/file/instrument/microfilm No. 33799, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME
By Pam Smith, Deputy
TITLE

Fee: \$4.00