

34245

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

RUTH MORGAN

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
LEE W. HARTSFIELD
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:

Lot 7, Block 11, FIRST ADDITION TO RIVER PINE ESTATES, according to the official plat thereof on file in the office of the County Clerk of 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."

MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

(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 stated on the reverse side of this deed and 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 \$12,000.00. 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 3rd day of March, 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)

Ruth Morgan
RUTH MORGAN

STATE OF OREGON
County of Klamath
March 3, 1984
Personally appeared the above named
RUTH MORGAN

STATE OF OREGON, County of _____ ss.
Personally appeared _____, 19____ ss.
_____ and
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: 11/16/87

Notary Public for Oregon
My commission expires: _____ (OFFICIAL SEAL)

Ruth Morgan
4350 Barry Dr.
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Lee W. Hartsfield
3105 Austin
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

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

By _____ Recording Officer
Deputy

- continued from the reverse side of this deed -

SUBJECT TO:

1. Reservations as contained in dedication and on the plat of First Addition to River Pine Estates.
2. Building and use restrictions, including the terms and provisions thereof, recorded May 5, 1967, in Volume M67, page 3386, Microfilm Records of Klamath County, Oregon.
3. Easement, including the terms and provisions thereof, recorded May 22, 1967, in Volume M67, page 3803, Microfilm Records of Klamath County, Oregon, in favor of Midstate Electric Cooperative.

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

on this 8th day of Mar A.D. 19 84
at 11:48 o'clock A M, and duly
recorded in Vol. M84 of Deeds
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EVELYN BIEHN, County Clerk

By *Pam Smith* Deputy

Fee 8.00