

1-1-74

35228

MT-1-13264-K
WARRANTY DEEDVol. M84 Page 5564

KNOW ALL MEN BY THESE PRESENTS, That

HAZEL MARIE FLEET

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
CURTIS N. COLEMAN and CHRISTINA P. COLEMAN, husband and wife
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:

Forty-five (45) feet off the Northeasterly side of Lot seven (7) and five (5) feet off the Southwesterly side of Lot eight (8) in Block fifty (50) in NICHOLS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and more particularly described as follows, to wit:

Commencing at a point on the Northwest line of Block fifty (50) of said Nichols Addition, 150 feet Northeasterly from the Northwest corner of said Block; thence, Southeasterly and parallel with 11th Street, 110 feet to the alley; thence, Northeasterly along the North-west line of the alley, 50 feet; thence, Northwesterly and parallel with 11th Street, 110 feet to Jefferson (formerly Bush) Street; thence, Southwesterly along the South-easterly line of said Jefferson Street, 50 feet to the point of beginning.

SUBJECT TO: Reservations, restrictions, rights-of-way and easements of record and those apparent on the land.

(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 as hereinabove set forth

~~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.~~

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 \$15,500.00

~~HOWEVER, THE TOTAL CONSIDERATION CONSISTS OF OTHER PROPERTY OR VALUE GIVEN OR PROMISED WHICH IS PART OF THE CONSIDERATION INDICATED WITHIN.~~ (The sentence between the symbols ~~⓪~~, 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 6th 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.

Hazel Marie Fleet
HAZEL MARIE FLEET

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON

County of Klamath

January 6, 1984

Personally appeared the above named
HAZEL MARIE FLEET

and acknowledged the foregoing instru-
ment to be her voluntary act and deed.

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires: 11/16/87

STATE OF OREGON, County of Klamath ss.

Personally appeared _____, 1984

_____, 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 be-
half 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)

Notary Public for Oregon

My commission expires:

Hazel Marie Fleet

GRANTOR'S NAME AND ADDRESS

Curtis N. Coleman & Christina P. Coleman

GRANTEE'S NAME AND ADDRESS

After recording return to:

MOUNTAIN TITLE COMPANY, INC.

NAME, ADDRESS, ZIP

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

NO CHANGE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instru-
ment was received for record on the
5th day of April, 1984,
at 2:30 o'clock P.M., and recorded
in book/reel/volume No. M84 on
page 5564 or as document/tee/file/
instrument/microfilm No. 35228
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By *Ann M. ID*

Deputy

Fee: \$4.00