

35346

09-42105

KL-36954

WARRANTY DEED

Vol. 114 Page 5803

KNOW ALL MEN BY THESE PRESENTS, That SHARRON J. GIBSON, husband and wife RONALD G. GIBSON and

hereinafter stated, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto DENNIS J. O'DONNELL and PEGGY L. O'DONNELL, husband and wife hereinafter called the grantee, and unto 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 4 in Block 17, Eighth Addition to Sunset Village, 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.

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

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. and that The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 62,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 5th day of April, 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)

STATE OF OREGON, Deschutes } ss.
County of Klamath
April 5, 1984

Personally appeared the above named Ronald G. Gibson and Sharron J. Gibson and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, [Signature]
(OFFICIAL SEAL) Notary Public for Oregon
My Commission expires 1-10-87

STATE OF OREGON, County of _____) ss.
Personally appeared _____, 19____

each for himself and not one for the other, did say that the former is the _____ and _____ who, being duly sworn, 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 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.

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

Ronald G. Gibson
Sharron J. Gibson

GRANTOR'S NAME AND ADDRESS

Dennis J. O'Donnell
Peggy L. O'Donnell

SHASTA BRANCH

After recording, return to:
KLAMATH FIRST FEDERAL SAVINGS
& LOAN ASSOCIATION
2943 South Sixth Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

SHASTA BRANCH

KLAMATH FIRST FEDERAL SAVINGS
& LOAN ASSOCIATION
2943 South Sixth Street
Klamath Falls, OR 97601

Fee: \$4.00

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 9th day of April, 1984, at 11:56 o'clock A.M., and recorded in book M84 on page 5803 or as file/reel number 35346

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
By Pam Smith Recording Officer
Deputy