

1-1-74
35348

WARRANTY DEED

Vol. MSY Page 5809

KNOW ALL MEN BY THESE PRESENTS, That JOSEPH W. MERCER and BERYL LILLIAN MERCER, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TENA A. MAYS, 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:

LOT 4, BLOCK 110, of BUENA VISTA 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, SAVING AND EXCEPTING portion thereof deeded to the State of Oregon in Volume 281 page 200 and Volume 303 page 5, Deed records of Klamath County, Oregon.

SUBJECT TO access restrictions and provisions as set out in Warranty Deed executed by First Federal Savings and Loan Association of Klamath Falls, et al., to State of Oregon, by and through its State Highway Commission, dated August 18, 1958, recorded August 27, 1958, in Volume 303 page 5, Deed records 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.

(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 shown above.

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 \$ 21,500.00.
However, the actual consideration consists of or includes other property, to-wit: the whole interest in the property described in the foregoing deed, which is the subject of this deed, and the same is hereby conveyed to the grantee, to have and to hold unto the grantee and grantee's heirs, successors and assigns forever.

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 30th 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)

Joseph W. Mercer
JOSEPH W. MERCER

Beryl Lillian Mercer
BERYL LILLIAN MERCER

STATE OF OREGON, }
County of Klamath } ss.
April 9, 1984

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

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 _____

_____, 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)

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 8-5-87

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee
320 Upham
K. 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

STATE OF OREGON, }
County of Klamath } ss.

I certify that the within instru-
ment was received for record on the
9th day of April, 1984,
at 11:56 o'clock A.M., and recorded
in book/reel/volume No. MSY on
page 5809 or as document/fee/file/
instrument/microfilm No. 35348,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Pam Smith, Deputy

Fee: \$4.00

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