## FORM No. 633-WARRANTY DEED (Individual or Corporate). Aspen M- 27198



KNOW ALL MEN BY THESE PRESENTS, That PACIFIC WEST MORTGAGE COMPANY an Oregon Corporation

WARRANTY DEED

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WAYNE GARDNER 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 PARCEL 1: Lot 6, Block 1, STEWART, in the County of Klamath, State of Oregon. and State of Oregon, described as follows, to-wit: PARCEL 2: Lot 7, Block 1, STEWART, in the County of Klamath, State of Oregon. SUBJECT TO: Regulations, including levies, liens, assessments, rights of way and easements of the Westside Sanitary District. FURTHER SUBJECT TO: An Easement recorded in favor of The California Oregon Power Co., FORTHER SUBJECT TO: AN Easement recorded in lavor of the california oregon rower or recorded in Book 69, Page 441, Klamath County Records. AND FURTHER SUBJECT TO: Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Stewart. THIS IS THE SALE OF A FORECLOSED PROPERTY AND THE SELLER HAS NO KNOWLEDGE EITHER ACTUAL OR IMPUTED AS TO ANY CONDITIONS OR RESTRICTIONS WITH RESPECT TO SAID PROPERTY. BUYER TAKES THE PROPERTY IN "AS IS" CONDITION. "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 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 \$ 13,000.00 <sup>®</sup>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).<sup>(()</sup>(The sentence between the symbols<sup>(0)</sup>, it 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 12<sup>12</sup> day of APVV if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by PACIFIC ACIFIC WEST MORTGAGE COMPANY, (If executed by a corporation, affix corporate seal) korp64ation STATE OF OREGON, Clayton Livengood STATE O OREGAN Marion County of ..... ADU ) ss. ..., 19 Personally appeared the above named . who, being duly sworn, Mortgage Company and that the seal allixed 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 laid each of them acknowledged said instrument to be its voluntage act and deed Before me: and acknowledged the foregoing instrument to be voluntary act and deed. Before me: (OFFICIAL SEAL) inninotran Lebra 7 Notary Public for Oregon (OFFICIAL SEAL) Notary Public for Oregon My commission expires: My commission expires: 10-26-8 PACIFIC WEST MORTGAGE COMPANY, 73 an Oregon Corporation STATE OF OREGON, GRANTOR'S NAME AND ADDRESS County of Klamath SS. WAYNE GARDNER I certify that the within instrument was received for record on the 15thday of May GRANTEE'S NAME AND ADDRESS . 19.84 at 3:23 o'clock P.M., and recorded After recording return to: SPACE RESERVED WAYNE GARDNER FOR page...8016....or as document/fee/file/ 4612 GREENSPRINGS DRIVE RECORDER'S USE KLAMATH FALLS, OREGON 97601 instrument/microfilm N36619. Record of Deeds of said county. NAME, ADDRESS, ZIP Until a change is requested all tax statements shall be sent to the following address. Witness my hand and seal of Wayne Gardner as above County affixed. Evelyn Biehn, County Clerk By PAm Amith Deputy NAME ADDRESS 710 Fee: \$4.00