

38499

WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

Vol. 1184 Page 11367

KNOW ALL MEN BY THESE PRESENTS, That Donald A. Sherman and Betty L. Sherman, Husband and Wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Roger D. Hart
and Lorraine Hart, Husband and Wife, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:
Lot 14 of Pelican Acres, Klamath County, Oregon, according to
the official plat thereof,

Subject to reservations contained in plat and dedication of
said Pelican Acres and in federal Patent's: Agreement dated
July 25th, 1928, and recorded same day in volume 82 at page
77 of Klamath County Deed Records regulating the waters of
Upper Klamath Lake; easements and rights of way of record
and those appurtenant on the land, if any.

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 those above set forth

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 \$
①However, the actual consideration consists of or includes other property or value given or promised which is
the whole part of the consideration (indicate which) ② (The sentence between the symbols ①, 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 7th 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)

x Donald A. Sherman
x Betty L. Sherman

STATE OF OREGON,
County of San Bernardino } ss.
April 10, 1984

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

Personally appeared the above named
Donald A. Sherman
Betty L. Sherman
and acknowledged the foregoing instru-
ment to be _____ voluntary act and deed.

_____ 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 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.

(OFFICIAL
SEAL)

Before me:
Edith K. Davis

Notary Public for Oregon
My commission expires: _____
OFFICIAL SEAL
EDITH K. DAVIS
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
SAN BERNARDINO COUNTY
My Commission Expires June 25, 1985

(OFFICIAL
SEAL)

Donald A. Sherman
Betty L. Sherman
1141 ROBERTA ST. PASADENA 92311
GRANTOR'S NAME AND ADDRESS

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instru-
ment was received for record on the
6th day of July, 1984,
at 10:30 o'clock A. M. and recorded
in book/reel/volume No. M84 on
page 11367 or as document/fee/file/
instrument/microfilm No. 38499
Record of Deeds of said county.

Witness my hand and seal of
County affixed.
Evelyn Biehn, County Clerk
NAME
By Bernetha S. Schuch Deputy
TITILE

Fee: \$1.00
Indexing \$1.00

After recording return to:
GRANTEE'S NAME AND ADDRESS
ROGER D. HART
Box 73-L HARRIMAN RT.
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP