

OA

38979

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Vernon J. Jones and Connie C. Jones,
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Scott C. Kellstrom and Todd L. Kellstrom, 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:

The Northerly Eighty (80) feet of Lots Four (4) and Five (5) in Block Two (2) of ORIGINAL TOWN of LINKVILLE, now the CITY of KLAMATH FALLS, OREGON, according to the duly recorded plat thereof on file in Klamath County, Oregon.

(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 \$2,519.65 balance due on Jones-Kellstrom contract as of July 12, 1984

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 \$ 2,519. 65
However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 12th day of July, 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.

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.

Vernon J. Jones
Connie C. Jones

STATE OF OREGON,
County of Clackamas ss.
July 12, 1984

Personally appeared the above named
Vernon J. Jones and
Connie C. Jones
who acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 6-14-85

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 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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS	
GRANTEE'S NAME AND ADDRESS	
Kellstrom - KFFS&L	
540 Main Street	
Klamath Falls, OR 97601	
NAME, ADDRESS, ZIP	
After recording return to:	
KFFS&L	
540 Main Street	
Klamath Falls, OR 97601	
NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following address.	
KFFS&L	
540 Main Street	
Klamath Falls, OR 97601	
NAME, ADDRESS, ZIP	

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of Klamath ss.

I certify that the within instrument was received for record on the 12th day of July, 1984, at 9:55 o'clock A.M., and recorded in book/reel/volume No. 1181 on page 12230 or as fee/file/instrument/microfilm/reception No. 38979, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE
By Ann Smith Deputy

Fee: \$4.00