

40578

WARRANTY DEED

Vol. M84 Page 14893
MARSHALL and ELMA M. MARSHALL

KNOW ALL MEN BY THESE PRESENTS, That FREDERICK W. MARSHALL, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JACK EARL CANNON 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 14, Block 17, KLAMATH FOREST ESTATES, 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."

SUBJECT TO:

1. Taxes for the fiscal year ending 1984 due and payable.
2. Reservations and restrictions and easements as contained in plat dedication, to wit: "said plat being subject to a 16-foot easement centered on the back and side lines of all lots for future public utilities and to all easements and reservations of record." 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 as stated above and those apparent upon the land, if any, as of the date of this deed

MOUNTAIN TITLE COMPANY INC

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 \$ 6,000.00

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 27th day of August, 1984;

(If executed by a corporation, affix corporate seal)

Fredrick W Marshall
FREDRICK W. MARSHALL

Elma M. Marshall
ELMA M. MARSHALL
STATE OF OREGON, County of Crater

Personally appeared Fredrick W Marshall and Elma M. Marshall 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 MTH

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: 12-28-84

STATE OF ~~OREGON~~ CALIFORNIA } ss.
County of _____
August _____, 19 84

Personally appeared the above named FREDRICK W. MARSHALL and ELMA M. MARSHALL and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me:
Notary Public for Oregon
My commission expires:

Fredrick W. Marshall & Elma M. Marshall
2805 Alturas Road
Atascadero, CA 93422

GRANTOR'S NAME AND ADDRESS
Jack Earl Cannon
5604 Eighth St.
Lubbock, TX 79416

GRANTEE'S NAME AND ADDRESS
After recording returns to:
SAME AS GRANTEE

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 28th day of August, 19 84, at 2:10 o'clock P.M., and recorded in book M84 on page 14893 or as file/reel number 40578. Record of Deeds of said county.

Witness my hand and seal of County affixed.
Evelyn Biehn, County Clerk
By Phyllis Smith Recording Officer
Deputy

Fee: \$4.00
Index: \$1.00