

41972
RICHARD MASE

MTC#14144 WARRANTY DEED

Vol. 1180 Page 17290

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THEODORE I. WILLIAMS and MARY ELAINE WILLIAMS, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED.

MOUNTAIN TITLE COMPANY INC.

(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 EXCEPT as shown on the reverse of this deed and those of record and apparent upon the land, if any, as of the date of this deed,

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 \$ 30,000.00. ~~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).~~ (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 2nd day of October, 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)

Richard Mase

STATE OF OREGON,

County of Multnomah } ss.
10-2, 1984

Personally appeared the above named
Richard Mase

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me,

Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of _____) ss.

Personally appeared _____

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 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:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Richard Mase

GRANTOR'S NAME AND ADDRESS

Theodore I. & Mary Elaine Williams

535 main
Klamath Falls OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

NAME, ADDRESS, ZIP

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

Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____) ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____,

at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer
Deputy

By

17291

DESCRIPTION

All of Lots 3 and 4 in Block 49, FIRST ADDITION to the City of Klamath Falls, Oregon, and all that part of Lot 7 in Block 7 of EWAUNA HEIGHTS ADDITION to said City now being and lying Northeast of a line beginning at the Southwesterly boundary of said Lot 4; Block 49, FIRST ADDITION; thence running Northwesterly parallel with 4th Street to Washington Street, EXCEPTING THEREFROM that portion of said Lot 7, Block 7 being and lying Northeast of a line commencing at the Southwesterly corner of Lot 2 of Block 49, FIRST ADDITION aforesaid, and running thence Northwesterly parallel to 4th Street to Washington Street.

SUBJECT TO:

1. Taxes for the fiscal year 1984-1985, a lien, not yet due and payable.
2. Sewer and water use charges, if any, due to the City of Klamath Falls.

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.

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

on this 8th day of Oct. A.D. 19 84
at 4:25 o'clock P M, and duly
recorded in Vol. m84 of Deeds
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EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00