

1-1-74

42147

WARRANTY DEED

Vol. 784 Page 17592

KNOW ALL MEN BY THESE PRESENTS, That MILDRED MAY SMITH

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PHYLLIS CAVANAUGH, DARLENE BROWN and LUANA RATLIFF as tenants in common, 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 REVERSE SIDE FOR DESCRIPTION

Reserving and excepting therefrom, however, unto grantor the full use, control, income, and possession of the property for and during her natural life.

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 \$ Love & Affection

However, the actual consideration consists of an undivided share of the property in which is the whole consideration (indicate which) of the property in which is the whole consideration.

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 11 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.

Mildred May Smith

(If executed by a corporation, affix corporate seal)

NOTARY

STATE OF OREGON,

County of Klamath } ss.

October 11, 1984

STATE OF OREGON, County of } ss.

Personally appeared _____, 19____, 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 _____

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)

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 4/26/87

Notary Public for Oregon

My commission expires:

Mildred May Smith
1114 Crescent Street
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Parks & Ratliff
228 North 7th
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

Mildred May Smith
1114 Crescent Street
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

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/reel/volume No. _____ on page _____ or ss document/fee/file/instrument/microfilm No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE

By _____ Deputy

ck 8/22

All that part of Lot 15 of Block 12 of Hot Springs Addition to the City of Klamath Falls, Oregon, described as follows:

Beginning at a point in the northerly line of said Lot 15 located by two courses from the northwest corner of Lot 17 of said Block 12, to-wit: East along the southerly line of the alley 63.61 feet to the beginning of the curve; thence North 88° and 19' East 11.27 feet to the point of beginning; thence South 20° and 17' East 45.8 feet; thence South 19° and 58' West 10.3 feet; thence South 20° and 8' East along the Easterly side of a concrete curb 65.5 feet to the Southerly line of said Lot 15 at a point 78.35 feet East along the Northerly line of Alameda Avenue from the Southwest corner of said Block 12; thence Easterly along the Southerly line of the said Lot 15, 45 feet to the Southeast corner of said Lot 15; thence Northerly along the lot line between lots 14 and 15, 120 feet to the Northeast corner of Lot 15; thence Westerly along the Northerly line of Lot 15, 24.89 feet to the point of beginning; and

The Westerly 10 feet of Lot 14 in Block 12 of Hot Springs Addition to the City of Klamath Falls, Oregon, according to the official plat thereof, said tract being more particularly described as follows:

Starting at the Southwest corner of said Lot 14; thence Easterly along the south line of said Lot a distance of 10 feet; thence Northerly on a line parallel to and 10 feet distant from the West lot line of said Lot 14 to the North line of said lot; thence Westerly on the North line of said lot to the Northwest corner of said lot; thence Southerly on the West line of said lot to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

this 12th day of October A.D. 1984 at 3:28 o'clock P. M.

duly recorded in Vol. M84 of Deeds on Page 17592

By Evelyn Bienn, County Clerk
Bernetha A. Deloch

Fee: \$8.00