

42418

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Carol E. Stephens (formerly Carol E. Flowers)

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Carol E. Stephens and, or Jeanne Linda Flowers, with rights of survivorship, 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:

Beginning at a point on the Southerly line of Lincoln Street 35.2 feet Southwest of the most Northerly corner of Lot 1, Block 41, First Addition to the City of Klamath Falls, according to the official plat thereof; thence Southwest along the South line of Lincoln Street 35.2 feet; thence Southeasterly at right angles to Lincoln Street 110 feet; thence Northeasterly parallel with Lincoln Street 35.2 feet; thence Northwest-ly at right angles to Lincoln Street 110 feet to the place of beginning.

Subject to: Reservations, restrictions, easements and rights of way of record or apparent on the land, if any;

(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

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 \$
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 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 day of, 19; 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.

Carol E. Stephens

STATE OF OREGON, }
County of Klamath } ss.
October 19, 1984

Personally appeared the above named Carol E. Stephens

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

STATE OF OREGON, County of) ss.
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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

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)

Before me:
(OFFICIAL SEAL) BETTY WILTON
Notary Public for Oregon
My Commission Expires 5-24-88

STATE OF OREGON, }
County of Klamath } ss.

I certify that the within instrument was received for record on the 19th day of October, 1984, at 12:51 o'clock P.M., and recorded in book/reel/volume No. M84 on page 18066 or as fee/file/instrument/microfilm/reception No. 42418, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Pam Smith Deputy

Fee: \$4.00 Index: \$1.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

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

Howard Stephens and Phyllis Silva
328 Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

5.00