

MAC 8647

1-1-74 42498

WARRANTY DEED

Vol. M84 Page 18211

KNOW ALL MEN BY THESE PRESENTS, That James R. DeBaun, Trustee, and/or any Successor Trustee, under Written Declaration of Trust dated September 7, 1972 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Edward Dean Hobart

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 3 Block 6 First Addition to the City of Klamath Falls, Oregon. Assessor's Map 36-17 Tax Lot 47-1

Mineral Rights are reserved by the State of 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

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 \$ 6111.00. 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 19th day of January, 1980; 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)



STATE OF OREGON, County of Klamath, 20 January, 1980

Personally appeared the above named James R. DeBaun and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me, Pina Braun, Notary Public for Oregon, My commission expires: 10/6/80

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.

Notary Public for Oregon, My commission expires: \_\_\_\_\_

James R. DeBaun  
BC 1-10  
Big Bear Lake, CA 92315  
GRANTOR'S NAME AND ADDRESS  
Edward Dean Hobart  
640 Prescott  
Klamath Falls, OR 97601  
GRANTEE'S NAME AND ADDRESS  
After recording return to:  
Edward Dean Hobart  
640 Prescott  
Klamath Falls OR 97601  
NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address.  
Edward Dean Hobart  
640 Prescott  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

Fee: \$4.00

STATE OF OREGON, County of Klamath ss. I certify that the within instrument was received for record on the 23 day of October, 1984, at 9:43 o'clock A.M., and recorded in book M84 on page 18211 or as file/reel number 42498, Record of Deeds of said county. Witness my hand and seal of County affixed.  
Evelyn Biehn, County Clerk  
By Pina Braun, Recording Officer  
Deputy