

43378

MOUNTAIN TITLE COMPANY INC.

WARRANTY DEED

Vol. M84 Page 19609

KNOW ALL MEN BY THESE PRESENTS, That OLGA B. MARTIN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD L. GARBUTT and PATRICIA A. GARBUTT, 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:

Lot "C" in Block "A" of NICHOLS ADDITION, to the City of Klamath Falls, according to the official supplementary plat thereof on file in the office of the County Clerk of Klamath County, Oregon, ALSO the adjacent portion of alley way inured thereto.

SUBJECT TO:

1. Ordinance Number 2040, vacating a portion of the alley extending through Block A of the resubdivision of Block 66, Nichol Addition to the City of Klamath Falls, the terms and provisions thereof recorded February 25, 1953 in Volume 297, page 579 Deed Records of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY INC.

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.

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 above 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 \$ 27,000.00. 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 15 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)

Olga B. Martin Olga B. Martin

STATE OF OREGON,

County of Clackamas ss.
11.15.1984

Personally appeared the above named Olga B. Martin

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

Before me:
K. Nancy P. Swartz
Notary Public for Oregon
My commission expires: June 6, 1987

OLGA B. MARTIN

GRANTOR'S NAME AND ADDRESS

RICHARD L. & PATRICIA A. GARBUTT
803 Main Street Suite 201
Klamath Falls, Oregon 97601

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.

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.

Before me:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 20th day of November, 1984, at 10:16 o'clock A.M., and recorded in book M84 on page 19609 or as file/reel number 43378, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By P. M. Smith Deputy

Fee: \$5.00

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