

OA

45475

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Dorothy M. Anderson,
a single woman

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by John W. Anderson and Glenda A. Anderson, 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:

The North one-half of Lot Ten (10) in Block six (6) of Klamath Lake Addition to Klamath Falls, Oregon, according to the Official plat thereof on file in the office of the County Clerk of Klamath County, 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

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 \$ none.
~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).~~ (The sentence between the symbols Φ if not applicable, should be deleted/See O.R.S. 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 30th day of January, 1985; 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.

Dorothy M. Anderson

STATE OF OREGON,

County of KlamathJanuary 30, 1985.

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 be-
half 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)

Personally appeared the above named
Dorothy M. Anderson, a single
woman

and acknowledged the foregoing instru-
ment to be her voluntary act and deed.

Before me:
(OFFICIAL
SEAL)
Notary Public for Oregon

My commission expires: 10-8-88

Dorothy M. Anderson
533 Torrey Street
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

John W. & Glenda A. Anderson
533 Torrey Street
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

John W. & Glenda A. Anderson
533 Torrey Street
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

John W. & Glenda A. Anderson
533 Torrey Street
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instru-
ment was received for record on the
30th day of January, 1985
at 10:58 o'clock A.M., and recorded
in book/reel/volume No. M85 on
page 1619 or as fee/file/instru-
ment/microfilm/reception No. 45475.
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: \$5.00

85 JAN 30 AM 10 58

5.00