

45875

MTC-14472-K

WARRANTY DEED

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2243

KNOW ALL MEN BY THESE PRESENTS, That GAYLORD K. HILL and SHIRLEY I. HILL, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CARL E. ECKRE and SHIRLEY J. ECKRE, 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:

Lots 7, 8, 9, and 10 in Block 37 of FIRST ADDITION TO MIDLAND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, ALSO that portion of vacated Main Street as described in Order to Vacate recorded in Volume M81, page 2111, Microfilm Records of Klamath County, Oregon, and being 10 feet adjacent to the Southern line of the above described parcel.

SUBJECT TO: All contracts, water rights, proceedings, taxes, and assessments of Midland Improvement District Company relating to irrigation, drainage and/or reclamation of said lands, and all rights of way for ditches, canals, conduits, if any of the above there may be.

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."

(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 except as stated above and those apparent upon the land, if any, as of the date of this deed

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 \$ 41,000.00

~~THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 41,000.00~~

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 3rd day of February, 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.

(If executed by a corporation, affix corporate seal)

Gaylord K. Hill
Shirley I. Hill
GAYLORD K. HILL
SHIRLEY I. HILL

STATE OF OREGON

County of Klamath

February 3, 1985

ss.

Personally appeared the above named

GAYLORD K. HILL and SHIRLEY I. HILL

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

STATE OF OREGON, County of

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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

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)

Gaylord K. Hill and Shirley I. Hill

301 Main St.
Midland, OR 97634

GRANTOR'S NAME AND ADDRESS

Carl E. Eckre and Shirley J. Eckre

301 Main St.
Midland, OR 97634

GRANTEE'S NAME AND ADDRESS

After recording return to:

Same as Grantee

NAME, ADDRESS, ZIP

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

Same as Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 13th day of February, 1985, at 3:36 o'clock A.M., and recorded in book M85 on page 2243 or as file/reel number 45875

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pam Smith Deputy

Fee: \$5.00