

CA

46224

WARRANTY DEED

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2741

KNOW ALL MEN BY THESE PRESENTS, That
DEBORAH B. FRENCH

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLOTTE GAY GARRIS and BENJAMIN F. JORDAN, each as to an undivided $\frac{1}{2}$ interest, 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 461, Block 121, MILLS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk, 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 \$46,500.00.

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 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 8th 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.

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.

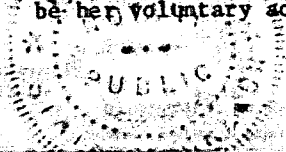
Deborah B. French
DEBORAH B. FRENCH
WITNESS: Bruce L. Durant

State of Oregon)
County of Klamath)ss

February 19, 1985

Personally appeared the above-named Bruce L. Durant, personally known to me to be the same person who was a subscribing witness to the foregoing instrument, who, being sworn, stated that he resides at 2340 South 6th Street, Klamath Falls, Oregon, and that he knew Deborah B. French, the person described in and who executed the foregoing conveyance, and he acknowledged said instrument to be her voluntary act. Before me.

Larry He Moore
Notary Public for Oregon
My Commission expires 8/27/87



GRANTOR'S NAME AND ADDRESS	
GRANTEE'S NAME AND ADDRESS	
After recording return to:	
Charlotte Gay Garris, et al	
2318 Garden	
Klamath Falls, OR 97601	
NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following address.	
Same as above	
NAME, ADDRESS, ZIP	

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 22nd day of February, 1985, at 2:08 o'clock P.M., and recorded in book/reel/volume No. 185 on page 2741 or as fee/file/instrument/microfilm/reception No. 46224, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By [Signature] Deputy

Fee: \$5.00

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