

46572

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That MURIEL M. VANDENBERG now known as MURIEL M. O'CONNOR, as to an undivided 3/4 interest; DIANE VANDENBERG also known as hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES H. PATTON and WILLIAM C. RANSOM, as tenants in common, continued below 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 1 and 2 in Block 3 of SIXTH STREET ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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.

*DIANE LEWIS as to an undivided 1/8 interest; and DEBRA ANN VANDENBERG now known as DEBRA ANN JOHNSON as to an undivided 1/8 interest

MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

(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 on the reverse side of this deed 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 \$ 10,000.00

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 2nd day of March, 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)

DEBRA ANN JOHNSON

MURIEL M. O'CONNOR

DIANE VANDENBERG
STATE OF OREGON, County of Klamath
March 2, 1985

Personally appeared DIANE VANDENBERG and who, being duly sworn,

acknowledged said instrument to be its voluntary act and deed.

acknowledged said instrument to be its voluntary act and deed.

acknowledged said instrument to be its voluntary act and deed.

STATE OF OREGON
County of Klamath
March 2, 1985

Personally appeared the above named MURIEL M. O'CONNOR and Debra Ann Johnson

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

Notary Public for Oregon
My commission expires: 11/16/87

Notary Public for Oregon
My commission expires: 7/13/85

Muriel M. O' Connor
2075 Calhoun
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

James H. Patton and William C. Ransom
96 MTC
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, } ss.
County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____
Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

- continued from the reverse side of this deed -

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SUBJECT TO:

1. Taxes for the fiscal year 1984-1985, a lien, due and payable.
Original Amount: \$284.13 Unpaid Balance: \$94.71
Account No.: 3909-04AA-1800 Key No.: 530731
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
3. Sewer and water use charges, if any, due to the City of Klamath Falls.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 6th day of March A.D. 19 85
at 3:20 o'clock P M, and duly
recorded in Vol. M85 of Deeds
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EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 9.00

