

OA

46903

WARRANTY DEED

3937

KNOW ALL MEN BY THESE PRESENTS, That Frances M. Mullinax

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Frances M. Mullinax Hereth Leon Mathews, 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 15, Block 49, Klamath Falls Forest Estates, Highway 66 unit, Plat #2, in the County of Klamath, State of Oregon

Subject To:

#1. Restriction, but omitting restriction, if any, based on race, color, religion, or natural origin, as shown on the Recorded Plat of Klamath Falls Forest Estates Highway 66 unit, Plat #2.

#2. Reservation of 1/2 interest in mineral Rights, including the terms & provisions thereof as disclosed by instrument Recorded - Sept. 2, 1933 Book #101 page #384 Reserved by - Glen E. Lorenz & Kathryn Lorenz

(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 \$100.00 Affection
 However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 _____ day of _____, 19____; 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.

Frances Marguerite Mullinax

STATE OF OREGON,)
 County of Klamath) ss.
 March 15, 19 85

STATE OF OREGON, County of _____) ss.
 _____, 19____

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

Personally appeared the above named
Frances Marguerite Mullinax

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

Before me
Helen Coleman

Notary Public for Oregon

My commission expires: 11-11-85

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Frances M. Mullinax
Leagull Dr. P.O. Box 394
Bonanza, Ore. 97623
 NAME, ADDRESS, ZIP

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

P.O. Box 394
Bonanza, Ore. 97623
Frances M. Mullinax
 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 15th day of March, 19 85 at 1:20 o'clock PM, and recorded in book/reel/volume No. N85 on page 3937 or as fee/file/instrument/microfilm/reception No. 46903, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By [Signature] Deputy

Fee: \$5.00

S. D. V. L. W.