

47088

KNOW ALL MEN BY THESE PRESENTS, That

WARRANTY DEED

Vol. 1785 Page 4266

MT-14706

ART DUFALT

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Bobby R. Hartley and Sandra K. Hartley, 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:

"REFER TO LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED"

MOUNTAIN TITLE COMPANY INC.

(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 those of record as of the date of this deed or those apparent upon the land, if any, as of the date of this deed.

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 \$ 43,600.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, 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 21st 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)

Art DuFault

STATE OF OREGON, County of Klamath, March 21, 1985

STATE OF OREGON, County of ss.

Personally appeared and 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

Personally appeared the above named

Art DuFault

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

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.

(OFFICIAL SEAL)

Before me

Notary Public for Oregon

My commission expires: 10-13-86

Notary Public for Oregon My commission expires:

(OFFICIAL SEAL)

Art DuFault

GRANTOR'S NAME AND ADDRESS

Bobby R. Hartley and Sandra K. Hartley 2211 Oregon Ave. Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

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

Per Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON, County of ss.

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/reef number

SPACE RESERVED FOR RECORDER'S USE

Record of Deeds of said county. Witness my hand and seal of County affixed.

Recording Officer

By Deputy

308A

DESCRIPTION

4267

PARCEL ONE

Beginning on the North side of Oregon Avenue at a point thereon distant 55 Feet West of the West line of Modoc Street in the City of Klamath Falls, Oregon; thence North and parallel with Modoc Street 100 feet; thence West parallel with Oregon Avenue 55 feet to the line between Lots 2 and 3, Block 64 of Buena Vista Addition; thence South and parallel with Modoc Street 100 feet to the North line of Oregon Avenue; thence East along said line of Oregon Avenue 55 feet to the point of beginning, being a portion of Lots 1 and 2 in said Block 64 in Buena Vista Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL TWO

The East one-half of Lots 3 in Block 64 of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, 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."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 22nd day of March A. D. 19 85 at 10:39 o'clock AM, and
duly recorded in Vol. M85, of Deeds on Page 4266

By Evelyn Biehn County Clerk

Fee \$9.00

