

47720

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That MILDRED SCHIRO

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

MICHAEL S. HRICZISCSE

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 422 in Block 101, MILLS 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.

SUBJECT TO: Sewer and water use charges, if any, due to the City of Klamath Falls.

"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."

## 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 as stated above and 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 \$ 15,000.00

~~THE TRUE AND ACTUAL CONSIDERATION CONSISTS OF THE FOLLOWING: THE GRANTOR HAS RECEIVED FROM THE GRANTEE THE SUM OF FIFTEEN THOUSAND DOLLARS (\$15,000.00) IN FULL PAYMENT OF THE CONSIDERATION FOR THE ABOVE DESCRIBED PROPERTY. 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 12th day of April, 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.

Mildred Schiro  
MILDRED SCHIRO

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON, County of Klamath } ss.  
April 12, 1985

Personally appeared the above named  
MILDRED SCHIRO

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

(OFFICIAL  
SEAL)

Before me:

Notary Public for Oregon

My commission expires: 11/16/87

STATE OF OREGON, County of Klamath } ss.  
April 12, 1985

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 be-  
half 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)

Mildred Schiro  
2345 Nile St.  
Klamath Falls, OR 97603  
GRANTOR'S NAME AND ADDRESS

Michael S. Hricziscse  
2045 Garden  
Klamath Falls, OR 97601  
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 Klamath

I certify that the within instru-  
ment was received for record on the  
12th day of April, 1985,  
at 11:36 o'clock A.M., and recorded  
in book M85 on page 5324 or as  
file/reel number 47720

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

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