

47722

MTC 14456-L
WARRANTY DEED

Vol. 1485 Page

5327

KNOW ALL MEN BY THESE PRESENTS, That
George H. Hildebrand

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by George H. Hildebrand and Louise Parnell Hildebrand, Husband and Wife, hereinafter called the grantees, 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 5 in Block 45 of HOT SPRINGS 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."

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

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 \$ other than money. 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 11th 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.

(If executed by a corporation, affix corporate seal)

George H. Hildebrand
George H. Hildebrand

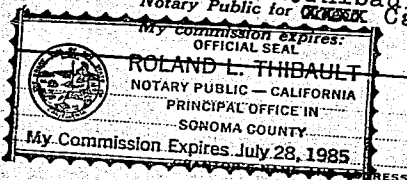
STATE OF ~~California~~ California) ss.
County of Sonoma)
April 11th, 1985

Personally appeared the above named

George H. Hildebrand

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

Before me, Roland L. Thibault, Notary Public for California



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

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: Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 12th day of April, 1985, at 1:18 o'clock P.M., and recorded in book M85 on page 5327 or as file/reel number 47722.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
By *Pam Smith* Recording Officer Deputy

Fee: \$5.00

MOUNTAIN TITLE COMPANY INC.

MOUNTAIN TITLE COMPANY INC.

MOUNTAIN TITLE COMPANY INC.