

49047

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JON G. McKELLAR and SUSAN MARIE McKELLAR,

husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN R. HULL and KATHIE K. HULL, 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:

SEE 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 as shown on the reverse of this deed and those of record and 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 \$47,500.00. 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 @, 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 22nd day of May, 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)

Jon G. McKellar

Susan Marie McKellar

STATE OF OREGON,

County of Klamath

S/22, 1985

STATE OF OREGON, County of) ss.

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

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:

Notary Public for Oregon

My commission expires: 8/16/88

Jon G. & Susan Marie McKellar

GRANTOR'S NAME AND ADDRESS

John R. Hull & Kathie K. Hull

11 Monticello Dr.
East Lyme, CT 06333

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

NAME, ADDRESS, ZIP

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

Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

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.

Recording Officer

By Deputy

DESCRIPTION

That portion of Lots 1 and 2 in Block 37 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, more particularly described as follows:

Beginning at the Northwestern corner of Lot 1 in said Block 37 (being the most Westerly corner of said Lot) running thence Southeasterly along the Northerly line of alley through said Block 37, 100 feet; thence Northeasterly at right angles to said North line of said alley 50 feet; thence Northwesterly parallel with the North line of said alley 100 feet to the Southerly line of Portland Street; thence Southwesterly along the Southerly line of Portland Street 50 feet to the point of beginning.

SUBJECT TO:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. Reservations as contained in plat dedication of HOT SPRINGS ADDITION.
3. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: July 3, 1979

Recorded: July 6, 1979

Volume: M79, page 16037, Microfilm Records of Klamath County, Oregon

Amount: \$46,000.00

Grantor: Jon G. McKellar and Susan Marie McKellar, husband and wife

Trustee: William Sisemore

Beneficiary: Klamath First Federal Savings & Loan Association

The Grantees appearing on the reverse of this deed agree to assume said Trust Deed and to pay said Trust Deed in full.

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)
Filed for record at request of

on this 23rd day of May A.D. 19 85
at 10:31 o'clock A M, and duly
recorded in Vol. M85 of Deeds
Page 7662

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee \$9.00