

49977

MOUNTAIN TITLE COMPANY INC.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

EDNA R. KARCZAG

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
THERESA F. KENNEDY
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 7, Block 48, FIRST ADDITION to the City of Klamath Falls, Oregon:
ALSO that part of Block 8 of EWAUNA HEIGHTS ADDITION to the City of Klamath Falls, Oregon, described as follows, to wit: Beginning at a point on Washington Street 52.8 feet North-easterly from the corner of Washington and Third Streets; thence Northeasterly along the Northerly line of Washington Street 29.6 feet, more or less, to the South line of the NE 1/4 of the NW 1/4 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian; thence West along the South line of the NE 1/4 of the NW 1/4 of said Section 32, 47.3 feet, more or less, to a point 51°15' West of the point of beginning; thence South 51°15' East 36.9 feet, more or less, to the point of beginning.

MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

(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 on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed

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 \$30,000.00
The whole consideration and the whole of the premises hereby conveyed are hereby acknowledged which is the whole of the consideration and the whole of the premises hereby conveyed.

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 17th day of June, 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.

Edna R. Karczag
EDNA R. KARCZAG

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Klamath } ss.
June 17th, 1985

STATE OF OREGON, County of } ss.
June 17th, 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 _____

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:

Personally appeared the above named
EDNA R. KARCZAG
and acknowledged the foregoing instrument to be her voluntary act and deed.
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 7/13/85

Notary Public for Oregon
My commission expires:

Edna R. Karczag

GRANTOR'S NAME AND ADDRESS
Theresa F. Kennedy
605 Hillside
Klamath Falls OR 97601
GRANTEE'S NAME AND ADDRESS
After recording return to:
1 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 _____
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.
By _____ Recording Officer
Deputy

- continued from the reverse side of this deed -

SUBJECT TO:

1. City liens, 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.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .. - _____
this 17th day of June A. D. 19 85 at 4:15 o'clock P M., and
duly recorded in Vol. MB5, of Deeds on Page 9141

EVELYN BIEHN, County Clerk
By Bernetha A. Letcher

Fee \$9.00