

50285

WARRANTY DEED

Vol. m85 Page 9661

MTC#15116

CARL GULLETT and RUTH WALKER, each

KNOW ALL MEN BY THESE PRESENTS, That as to an undivided $\frac{1}{2}$ interest, as tenants in common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RONALD K. WESTFALL and SHANNON C. WESTFALL, 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:

Lot 51, Block 7, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.



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 \$ 4,000.00. 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 25th 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.

(If executed by a corporation, affix corporate seal)

Carl Gullett

Ruth Walker

STATE OF OREGON, County of _____) ss.

STATE OF OREGON,

County of Klamath

6/25, 1985

Personally appeared the above named
Carl Gullett & Ruth Walker

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

(OFFICIAL
SEAL)

Before me:

Notary Public for Oregon

My commission expires: 8/16/88

Notary Public for Oregon

My commission expires:

(OFFICIAL
SEAL)

CARL GULLETT & RUTH WALKER

GRANTOR'S NAME AND ADDRESS

RONALD K. WESTFALL & SHANNON C. WESTFALL
General Delivery
Dairy, OR

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

SPACE RESERVED
FOR
RECORDER'S USE

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/reel number _____. Record of Deeds of said county. Witness my hand and seal of County affixed.

Recording Officer

By _____ Deputy

1200
Page 1
SUBJECT TO:

28302
9662

1. Recital as contained in plat dedication, to wit:
"Said plat being subject to 16 foot easement centered on the back and side lines of all lots for future public utilities and to all easements and reservations of record."
2. Covenants, conditions and restrictions as contained in a Declaration recorded July 12, 1963 in Volume 346, page 473, Deed Records of Klamath County, Oregon.
3. Assessments of Klamath Recreational Association as set forth in the Declaration referred to in instrument recorded July 12, 1963 in Volume 346, page 473, Deed Records 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 25th day of June A. D. 19 85 at 11:07 o'clock A. M., and
duly recorded in Vol. 185, of Deeds on Page 9661

EVELYN BIEHN, County Clerk

By *Sam Smith*

Fee: \$9.00

