

OA

50397

WARRANTY DEED

Vol. 185 Page 9869

KNOW ALL MEN BY THESE PRESENTS, That M. R. Hansen and Barbara Hansen

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

Dave S. Mills
 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:

An undivided one-half interest in:

Lot 7, Block 5, Lone Pine on the Sprague, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

(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 reservations and restrictions of record and those apparent on the land.

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 \$6,500.00

However, the exact consideration consists of the whole or 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 21 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.

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.
 June 21, 1985

Personally appeared the above named

M. R. Hansen and
 Barbara Hansen

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

Before me
 (OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 9/23/87

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19_____, and _____

each for himself and not one for the other, did say that the former is the _____ who, being duly sworn, _____ 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:

(If executed by a corporation, affix corporate seal)

M. R. and Barbara Hansen

2027 Erie St.

Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Dave S. Mills

Po. Box 1207

Winters, Ca. 95694

GRANTEE'S NAME AND ADDRESS

After recording return to:

Dave S. Mills

Po. Box 1207

Winters, Ca. 95694

NAME, ADDRESS, ZIP

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

Dave S. Mills

Po. Box 1207

Winters, Ca. 95694

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 27th day of June, 1985, at 11:12 o'clock A.M., and recorded in book/reel/volume No. 185 on page 9869 or as fee/file/instrument/microfilm/reception No. 50397, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pam Smith Deputy

Fee: \$5.00