

OA

50425

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That..... Ralph Steven Arrington and Virginia Joy Arrington, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Darrell Atchison, 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 7 in Block 9 of Tract 1123 according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to easements and rights of way of record and apparent on the land and building and use restrictions of record.

(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

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 \$ 6023.68.

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).~~ (The sentence between the symbols<sup>⓪</sup>, 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 27 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.

*Ralph Steven Arrington*  
*Virginia Joy Arrington*

STATE OF OREGON, }  
County of Klamath } ss.  
June 27, 1985

STATE OF OREGON, County of..... ) ss.  
June 27, 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

....., a corporation,  
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 be-  
half 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)

Personally appeared the above named  
Ralph Steven Arrington and  
Virginia Joy Arrington

and acknowledged the foregoing instru-  
ment to be the free, voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires:

8/27/87

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Darrell Atchison

1233 Cooper

Cottage Grove, OR 97424

NAME, ADDRESS, ZIP

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

Same

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instru-  
ment was received for record on the  
27th day of June, 1985  
at 3:16 o'clock P.M., and recorded  
in book/reel/volume No. 185 on  
page 9917 or as fee/file/instru-  
ment/microfilm/reception No. 50425,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By P. Smith Deputy

Fee: \$5.00