

50605

WARRANTY DEED

Vol. 185 Page 10237

KNOW ALL MEN BY THESE PRESENTS, That Vera L. Jackson

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Vera L. Jackson and James Albert Jackson, Jr., 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:

West one-half of Lots Nine (9) and Ten (10), Block Thirty-two (32), in West Klamath, according to the duly recorded plat thereof as the same appears of record and on file in the office of the County Clerk of Klamath County, Oregon;

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

Vera L. Jackson and James Albert Jackson, Jr. (mother and son), their heirs and assigns forever, 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 \$1.00. ~~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 what).~~ (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 2nd day of July, 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.
July 2, 1985

Personally appeared the above named

Vera L. Jackson

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

NOTARY
(OFFICIAL
SEAL)
PUBLIC

Before me:

Notary Public for Oregon

My commission expires: 12-29-85

STATE OF OREGON, County of Klamath } ss.
July 2, 1985

Personally appeared

and 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.

Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)(If executed by a corporation,
affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Vera L. Jackson
Rt. 3, Box 234-P
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

No Change

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 2nd day of July, 1985, at 3:36 o'clock P.M., and recorded in book/reel/volume No. MS5 on page 10237 or as fee/file/instrument/microfilm/reception No. 50605, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By P. Ann Smith Deputy

Fee: \$5.00

96 JUL 2 PM 3 36

ch 5.00