

54739

WARRANTY DEED

Vol. 185 Page 17324

KNOW ALL MEN BY THESE PRESENTS, That WAYNE HORTON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FLOYD HESCOCK, 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:

Lots 3 and 4, Block 36, SECOND ADDITION to City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

## 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 \$2,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 4th day of October, 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.

Wayne Horton

(If executed by a corporation, affix corporate seal)

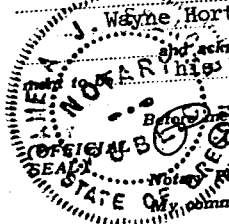
STATE OF OREGON,

County of Klamath } ss.  
10/14, 1985

Personally appeared the above named

Wayne Horton

and acknowledged the foregoing instrument as his voluntary act and deed.



Emela Spruce  
Notary Public for Oregon  
commission expires: 8/16/88

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:

WAYNE HORTON

GRANTOR'S NAME AND ADDRESS

FLOYD HESCOCK

406261 S. 6th  
Klamath Falls OR 97601

GRANTEE'S NAME AND ADDRESS

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

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.

SPACE RESERVED  
FOR  
RECORDER'S USE

By \_\_\_\_\_ Recording Officer  
Deputy

17325

17325

SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, due and payable.
2. Taxes for the fiscal year 1984-1985, delinquent.  
Amount: \$93.73, plus interest  
Amount: \$93.73, plus interest  
Account No.: 3809-29AC-12900  
Account No.: 3809-29AC-13000
3. Taxes for the fiscal year 1983-1984, delinquent.  
Amount: \$84.25, plus interest  
Amount: \$84.25, plus interest  
Account No.: 3809-29AC-12900  
Account No.: 3809-29AC-13000
4. Taxes for the fiscal year 1982-1983, delinquent.  
Amount: \$69.88, plus interest  
Amount: \$69.88, plus interest  
Account No.: 3809-29AC-12900  
Account No.: 3809-29AC-13000
5. City water use charges, if any, due to the City of Klamath Falls.
6. City lien, due to the City of Klamath Falls,  
Improvement Unit: 276  
Card: 38  
Docketed: April 25, 1980  
For: Improvement of Sargent Street  
Amount: \$848.98 plus interest  
Balance: \$551.83, plus interest (currently delinquent)  
(Affects Lot 3)
7. City lien, due to the City of Klamath Falls,  
Improvement Unit: 276  
Card: 39  
Docketed: April 25, 1980  
For: Improvement of Sargent Street  
Amount: \$848.98, plus interest  
Balance: \$551.83, plus interest (currently delinquent)

GRANTEE HEREIN AGREES TO ASSUME ALL DELINQUENT TAXES AND CITY LIENS.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of October A.D., 19 85 at 2:16 o'clock P M., and duly recorded in Vol. M85 day  
of Deeds on Page 17324  
FEE \$9.00  
Evelyn Biehn  
By \_\_\_\_\_ County Clerk  
*John Smith*