

549201

KNOW ALL MEN BY THESE PRESENTS, That

WARRANTY DEED

VERDA R. HOWELL

Vol 1485

Page 17704

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KALLOOR J. DEVASIA and SARAMMA DEVASIA, 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 16 in Block 218, MILLS' SECOND ADDITION to the 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.

- continued on the reverse side of this deed -

(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 stated on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed

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 \$ 21,500.00

However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 21,500.00

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 28 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.

(If executed by a corporation, affix corporate seal)

VERDA R. HOWELL

STATE OF OREGON, Umatilla } ss.  
County of Umatilla }  
October 28, 1985

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_

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 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.

Personally appeared the above named VERDA R. HOWELL and acknowledged the foregoing instrument to be her \_\_\_\_\_ voluntary act and deed.

Before me, \_\_\_\_\_ Notary Public for Oregon  
(OFFICIAL SEAL) My commission expires: 3/10/87

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Verda R. Howell  
Hwy 395  
11000 South 85 Hermiston OR 97839  
GRANTOR'S NAME AND ADDRESS

Kalloor J. Devasia & Saramma S. Devasia  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath 1st Federal  
540 Main K Falls  
NAME, ADDRESS, ZIP

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

Klamath 1st Federal  
540 Main  
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.

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

MOUNTAIN TITLE COMPANY INC

- continued from the reverse side of this deed -

SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, a lien, not yet due and payable.
2. City water and sewer use charges, if any, due to the City of Klamath Falls.
3. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the \_\_\_\_\_ 31st day  
of \_\_\_\_\_ October \_\_\_\_\_ A.D., 19 \_\_\_\_\_ 85 at \_\_\_\_\_ 11:59 o'clock \_\_\_\_\_ A \_\_\_\_\_ M., and duly recorded in Vol. \_\_\_\_\_ M85  
of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page \_\_\_\_\_ 17704  
FEE \$9.00  
By Evelyn Biehn County Clerk  
\_\_\_\_\_