

56300

WARRANTY DEED

Vol. 1185 Page 20244

ALL MEN BY THESE PRESENTS, That THEODORE M. DICKINSON and ALTA DICKINSON, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GALEN ADLER OLSON and MARILYN KAY OLSON, 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 11, Block 33, HOT SPRINGS 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 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 \$ 54,588.41. 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 12th day of December, 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)

STATE OF OREGON
County of Klamath
December 12, 1985

Personally appeared the above named THEODORE M. DICKINSON and ALTA DICKINSON, husband and wife.

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

(OFFICIAL SEAL)

Kristi L. Redd

Notary Public for Oregon

My commission expires: 11/16/87

THEODORE M. DICKINSON

ALTA DICKINSON

STATE OF OREGON, County of

Personally appeared

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)

Theodore M. Dickinson & Alta Dickinson

GRANTOR'S NAME AND ADDRESS

Galen Alder Olson & Marilyn Kay Olson
1842 Portland
Klamath Falls, OR 97601

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 19

SPACE RESERVED FOR RECORDER'S USE

at o'clock M., and recorded in book on page or as file/serial number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By

Recording Officer
Deputy

APPOS

- continued from the reverse side of this deed -

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20245

SUBJECT TO:

1. Note and Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein,
Dated: January 11, 1980
Recorded: January 11, 1980
Volume: M80, page 487, Microfilm Records of Klamath County, Oregon
Amount: \$49,875.00
Mortgagor: Michael D. Carter and Kathryn L. Carter, husband and wife
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (P29236)

Assumption Agreement, including the terms and provisions thereof,
Recorded: August 12, 1982
Volume: M82, page 10452, Microfilm Records of Klamath County, Oregon
Purchasers: Theodore M. & Alta Dickinson
Borrower: Michael D. & Kathryn L. Carter

The Grantees herein hereby agree to assume and pay the above described Mortgage as of the date of this Deed.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 13th day
of December A.D., 19 85 at 9:17 o'clock A.M., and duly recorded in Vol. M85
of _____ Deeds on Page 20244

FEE \$9.00

Evelyn Biehn, County Clerk
By *[Signature]*