

OA 58367

WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

KNOW ALL MEN BY THESE PRESENTS, That Mildred Stephenson Vol 1786 Page 2867

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Marvin G. Pierce 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:

The southerly 40 feet of the northerly 80 feet of Lots 7 and 8, Block 61, Nichols addition to the City of Klamath Falls, Klamath County, Oregon.

***Reserving unto grantor life estate in said property for the life of the grantor.

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.

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

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 \$ NONE. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 18th day of February, 1986; 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.

Mildred Stephenson

STATE OF OREGON,

County of Klamath } ss.
February 18, 1986

Personally appeared the above named Mildred Stephenson

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

(OFFICIAL SEAL)

VIVIANNE I. HUSTEAD
Notary Public for Oregon
My commission expires 3-14-89

STATE OF OREGON, County of } ss.
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)

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 18th day of February, 1986, at 2:58 o'clock P.M., and recorded in book/reel/volume No. M86 on page 2867 or as fee/file/instrument/microfilm/reception No. 58367, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
By Berntha Skotch Deputy

SPACE RESERVED
FOR
RECORDER'S USE

Mildred Stephenson
630 North 11th Street
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

Mildred Stephenson
630 North 11th Street
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

Fee \$5.00