

OA

58373

WARRANTY DEED

Vol. M86 Page 2874

KNOW ALL MEN BY THESE PRESENTS, That TRANSAMERICA FINANCIAL SERVICES, INC.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID J. HOLLINGER and VIOLA M. HOLLINGER, 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 15 in Block 43, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, IN THE County of Klamath, State of Oregon.

## SUBJECT TO:

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Klamath Falls Forest Estates Highway 66 Unit, Plat No. 2.
2. Reservation of an undivided  $\frac{1}{2}$  interest in oil, gas and mineral rights, including the terms and provisions thereof, as disclosed by instrument recorded June 11, 1936 in Book 106, page 460, official records of Klamath County, Oregon.
3. Subject to rules and regulations of Fire Patrol District.

(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 those as specifically set out above

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 \$38,000.00. 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 ①, 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 14th 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.

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.

TRANSAMERICA FINANCIAL SERVICES, INC.

By: *John P. Ginter* Title:

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

Personally appeared the above named \_\_\_\_\_

\_\_\_\_\_ and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: \_\_\_\_\_

STATE OF OREGON, County of Klamath \_\_\_\_\_ ) ss.  
February 14 \_\_\_\_\_, 1986

Personally appeared John P. Ginter \_\_\_\_\_ and

N/A

each for himself and not one for the other, did say that the former is the Manager \_\_\_\_\_ and that the latter is the

N/A

Financial Services, Inc. \_\_\_\_\_ 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 to be half 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:

*W. Ardene J. Aldington*  
Notary Public for Oregon

My commission expires: 3-22-89

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. David J. Hollinger  
3102 Patterson  
Klamath Falls, OR 97603  
NAME, ADDRESS, ZIP

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

Mr. and Mrs. David J. Hollinger  
3102 Patterson  
Klamath Falls, OR 97603  
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 18th day of February, 1986, at 3:19 o'clock P.M., and recorded in book/reel/volume No. M86 on page 2874 or as fee/file/instrument/microfilm/reception No. 58373, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By: *Bernetha J. H. H. H.* Deputy

Fee \$5.00