

OK

58725

WARRANTY DEED

Vol. 1480 Page 3483

KNOW ALL MEN BY THESE PRESENTS, That NORMAN MYERS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT G. BLAKE 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 2, Block 6, STEWART ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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 \$ 22,000.00. 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 92.030.)

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 26th 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 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.

Norman Myers
Norman Myers

STATE OF OREGON, TEXAS

County of Brewer ss.
Feb. 26, 1986

Personally appeared the above named

Norman Myers

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon TexasMy commission expires: 2-19-89

STATE OF OREGON, County of _____ ss.

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 _____

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:

(If executed by a corporation, affix corporate seal)

NORMAN MYERS

GRANTOR'S NAME AND ADDRESS

ROBERT G. BLAKE
4236 Douglas
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,

County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

SPACE RESERVED FOR RECORDER'S USE

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9-1701

3582
3484

SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, a lien, due and payable.
Amount: \$362.62, plus interest
Account No.: 3909-07CA-1500

2. Sewer Lien
Improvement Unit: 51
Card No.: 100
Original Amount: \$1,102.66
Unpaid Balance: \$955.62, plus interest

Grantee herein agrees to assume said lien and to pay said lien in full.

3. Contract, including the terms and provisions thereof,
Dated: December 30, 1975
Recorded: January 19, 1976
Volume: M76, page 891, Microfilm Records of Klamath County, Oregon
Vendor: Henry Crutchfield & Irene D. Crutchfield, husband and wife
Vendee: Ross Courtney Ryding and Candace May Ryding, husband and wife, aka Ross C. Ryding and Candace M. Ryding

Grantee herein DOES NOT agree to assume said Contract, and Grantors herein agree to hold Grantee harmless therefrom.

4. Ordinance, including the terms and provisions thereof,
Dated: September 21, 1981
Recorded: October 16, 1981
Volume: M81, page 18161, Microfilm Records of Klamath County, Oregon
Re-recorded: November 3, 1981
Volume: M81, page 19136, Microfilm Records 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."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ day
of _____ March A.D., 19 86 at 10:20 o'clock A M., and duly recorded in Vol. M86
of _____ Deeds on Page 3483

FEE \$14.00

Evelyn Biehn, County Clerk
By _____