

60346

WARRANTY DEED

Vol 1880 Page 6511



KNOW ALL MEN BY THESE PRESENTS, That GEORGE HAROLD MANNING and CHARLENE MARIE MANNING, husband and wife, as to an undivided 1/2 interest

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES FRANK MANNING

, 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 20, in Block 6, LENOX, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

- 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

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 \$ -0-

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 28th day of March, 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.

George Harold Manning

GEORGE HAROLD MANNING

Charlene Marie Manning

CHARLENE MARIE MANNING

STATE OF OREGON

County of Klamath } ss.
March 28, 1986

Personally appeared the above named
GEORGE HAROLD MANNING and CHARLENE MARIE MANNING

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

(OFFICIAL SEAL)

Before me:
Kristi L. Redd

Notary Public for Oregon

My commission expires: 11/16/87

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19_____, 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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

George Harold Manning & Charlene Marie Manning
Grenada Lane
Reno, OR 97627
GRANTOR'S NAME AND ADDRESS

James Frank Manning c/o Mildred Manning
423 N. 10th
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

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 _____) 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

- continued from the reverse side of this deed -

SUBJECT TO:

City Lien for the City of Klamath Falls
Improvement No.: 51
Card: 338
Docket: December 21, 1983
Unpaid: \$733.39, plus interest, if any

The Grantee hereby agrees to assume and pay in the full the above described City Lien.

2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of the City of Klamath for sewer use.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Suburban Water District.
4. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein,
Dated: April 9, 1981
Recorded: April 13, 1981
Volume: M81, page 6624, Microfilm Records of Klamath County, Oregon
Amount: \$12,000.00
Grantor: George Harold Manning and Charlene Marie Manning, James Frank Manning
Trustee: Klamath County Title Co.
Beneficiary: Mildred T. Manning

The Grantee hereby agrees to assume and pay in full the above described Trust Deed.

STATE OF OREGON: COUNTY OF KLAMATH: St.

Filed for record at request of _____ the 16th day
of April A.D., 19 86 at 1:38 o'clock P M., and duly recorded in Vol. M86
of _____ Deeds on Page 6511
By Evelyn Biehn, County Clerk
Pat Smith

FEE \$14.00