

60347

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That JAMES FRANK MANNING

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GORDON J. DE VOY and BELINDA L. DE VOY, 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 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 -

MOUNTAIN TITLE COMPANY

"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 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 \$ 11,900.00. ~~Whereof the actual consideration consists of cash, bonds, notes, or other property, or a combination thereof, or the whole or 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 27th 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.

Mildred T. Manning as attorney-in-fact for James Frank Manning
MILDRED T. MANNING as attorney-in-fact for James Frank Manning

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath,) ss.
March 27, 19 86

Personally appeared the above named MILDRED T. MANNING as attorney-in-fact for James Frank Manning

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

STATE OF OREGON, County of _____) ss.
_____, 19 ____

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 _____

_____ 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:

Notary Public for Oregon

My commission expires: _____

(OFFICIAL SEAL)

James Frank Manning
c/o Mildred T. Manning, 423 N. 10th
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Gordon J. DeVoy and Belinda L. DeVoy
3659 Flint Street
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,) ss.

County of _____

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

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

Record of Deeds of said county.

Witness my hand and seal of _____ County affixed.

Recording Officer

By _____ Deputy

8123

continued from the reverse side of this deed - 6514

SUBJECT TO:

6514

1. 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 Grantees named on the reverse side of this deed hereby agree to assume and pay in full the above described City Lien as of the date of this deed.

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 Grantees named on the reverse side do not agree to assume nor pay the above described Trust Deed. The Grantors named on the reverse have hereby agreed to hold the Grantees harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

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 6513

FEE \$14.00

Evelyn Biehn, County Clerk
By *[Signature]*