

OK

60649

WARRANTY DEED

Vol. M86

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KNOW ALL MEN BY THESE PRESENTS, That Perry Watson & Betty Watson, husband & wife.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Lance Watson and Kem Watson, husband & 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 2, Block 3, SUNNYLAND ADDITION, in the city of Klamath Falls, Klamath County, Oregon

Subject to: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District; Reservations and restrictions in Deed Records of Klamath County, Oregon, deed recorded Aug 25, 1939 in Volume 124 page 204, Deed Records of Klamath County, Oregon, in regard to cost of dwelling houses; Reservations and restrictions in deed recorded May 20, 1941, in Volume 139 page 115 of Deed Records, Klamath County, Oregon; Easements and rights of way of record and those apparent and non apparent on the land, if any, and liens of any kind, from any source, if any.

(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

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 \$25,000.00--
~~However, the true consideration consists of or includes other property or value given or promised which is~~
~~part 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 24th day of April, 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.

Perry K. Watson
By Betty L. Wilson
Betty L. Watson

STATE OF OREGON,)
 County of Klamath) ss.
 April 24, 1986, 19

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:

(OFFICIAL SEAL)

Before me:
 (OFFICIAL SEAL)
 Notary Public for Oregon 12-29-86
 My commission expires:

Notary Public for Oregon
 My commission expires:

(If executed by a corporation, affix corporate seal)

OF C

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
 Lance Watson & Kem Watson
 Box 786
 Bonanza, Oregon 97623
 NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,)
 County of Klamath) ss.

I certify that the within instrument was received for record on the 24th day of April, 1986, at 10:19 o'clock A.M., and recorded in book/reel/volume No. M86 on page 7001 or as fee/file/instrument/microfilm/reception No. 60649, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
 NAME TITLE
 By Amy Smith Deputy
 Betty L. Watson Grantor

Fee: \$10.00

* This line (lines) struck out of Warranty Deed by permission of both grantor & grantee.

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