

62909

K-38677
WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

Vol. M86 Page 11010

WHITE

KNOW ALL MEN BY THESE PRESENTS, That LAURENCE J. ROMAN and EILEEN
ELIZABETH K. WOOD

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, 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:

Beginning at the most westerly corner of Lot 6, Block 58, NICHOLS ADDITION to the City of Klamath Falls, Oregon; thence South-easterly along the Southwesterly line of Lots 6 and 7 of said Block a distance of 100 feet; thence Northeasterly at right angles to Twelfth Street a distance of 40 feet; thence Northwesterly and easterly line of Lincoln Street a distance of 100 feet to the South-Southeasterly line of Lincoln Street 40 feet to the place of beginning, being a part of Lots 6 and 7 of said Block and Addition.

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 of record and apparent on the land

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 \$ 13,500.00

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 20th day of June, 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.

STATE OF OREGON,
County of Klamath } ss.
June 20, 1986

Laurence J. Roman
LAURENCE J. ROMAN
Eileen White by Laurence J. Roman
EILEEN WHITE BY LAURENCE J. ROMAN, HER
STATE OF OREGON, County of Klamath } ss.
ATTORNEY-IN-FACT

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 20th day of June, 1986 by LAURENCE J. ROMAN as ATTORNEY IN FACT FOR EILEEN WHITE who acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Personally appeared the above named
LAURENCE J. ROMAN
and acknowledged the foregoing instrument to be HIS voluntary act and deed.

Before me: 1986
Notary Public for Oregon
My commission expires: 4-11-88

Laurence J. Roman & Eileen White
4170 Adelaide, Apt. D
Klamath Falls OR 97603

GRANTOR'S NAME AND ADDRESS
Elizabeth K. Wood
533 1/2 North 11th Street
Klamath Falls OR 97601

GRANTEE'S NAME AND ADDRESS
After recording return to:
Crane & Bailey, Attorneys at Law
540 Main Street, Suite 204
Klamath Falls OR 97601

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
Elizabeth K. Wood
533 1/2 North 11th Street
Klamath Falls OR 97601

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

1986
NOTARY PUBLIC FOR OREGON
My Commission Expires: 4-11-88

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 24th day of June, 1986, at 11:06 o'clock A.M., and recorded in book/reel/volume No. M86 on page 11010 or as fee/file/instrument/microfilm/reception No. 62909, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
By Laurence J. Roman Deputy

Fee: \$10.00