

1-1-74

62953

WARRANTY DEED

Vol. M86 Page 11093

KNOW ALL MEN BY THESE PRESENTS, That ONA FAYE ROWE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LIFE ESTATE TO ONA FAYE ROWE, REMAINDER TO BOBBY JACK GARRETT, SR., 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:

Parcel No. 1: Portion of Lot 10, Section 6, Township 35, Range 7, Tax Assessor's Account No. 226721, being approximately .76 acres.

Parcel No. 2: Portion of Lot 15, Section 6, Township 35, Range 7, Tax Assessor's Account No. 228060, being approximately .7 acres.

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.

(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.

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. and that

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ GIFT DEED. However, the actual 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  $\circ$ , if not applicable, should be deleted. See ORS 23.030.)

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 25th day of June, 19 86, 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.

Ona Faye Rowe  
ONA FAYE ROWE

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath } ss.  
June 25, 1986

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 \_\_\_\_\_

Personally appeared the above named ONA FAYE ROWE and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

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, Michael Miller  
Notary Public for Oregon  
My commission expires: 10-24-88

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

(OFFICIAL SEAL)

ONA FAYE ROWE

GRANTOR'S NAME AND ADDRESS

LIFE ESTATE TO ONA FAYE ROWE, REMAINDER TO BOBBY JACK GARRETT, SR.

GRANTEE'S NAME AND ADDRESS

After recording return to:  
MICHAEL C. MILLER  
601 Main Street, Suite 210  
Klamath Falls OR 97601-6007  
NAME, ADDRESS, ZIP

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

ONA FAYE ROWE  
SAME ADDRESS  
NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath } ss.

I certify that the within instrument was received for record on the 25th day of June, 1986, at 10:59 o'clock A.M., and recorded in book/reel/volume No. M86 on page 11093 or as document/fee/file/instrument/microfilm No. 62953, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By Pat Smith Deputy

Fee: \$10.00

SPACE RESERVED FOR RECORDER'S USE

85 JUN 25 AM 10 59

OK 10 20