

OK

63183

K-38708
WARRANTY DEED

STEVENS-NEES LAW PUBLISHING CO., PORTLAND, OR 97208

Vol. m86 Page 11469

KNOW ALL MEN BY THESE PRESENTS, That

LAWRENCE E. DUBOSE
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
KAY L. KIRK
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 8, Block 1, Cascade Park, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO: Liens and assessments of Klamath Irrigation District and South Suburban Sanitary District; Easements and rights of way reserved and described in deed from George H. Burton and Sarah Burton to G.E. Rutledge and Phyllis Rutledge, recorded December 18, 1957, Volume 295 of Deeds, page 386, records of Klamath County, Oregon; and reservations and restrictions in the Dedication of Cascade Park; and Conditions and Restrictions recorded April 24, 1962, Volume 337 of Deeds, page 44, records of Klamath County, Oregon and amended by Amendment to Declaration of Conditions and Restrictions recorded June 10, 1964 in Deed Volume 353 on page 401, records of Klamath County, Oregon.
(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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 59,000.00.
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 ©, 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 1st day of July, 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.

Lawrence E. Dubose
LAWRENCE E. DUBOSE

STATE OF OREGON,
County of Klamath } ss.
July 1, 1986.

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

Personally appeared the above named
Lawrence E. Dubose
and acknowledged the foregoing instrument to be his voluntary act and deed.

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 _____

Notary Public for Oregon
My commission expires: 8/27/87

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)

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Kay L. Kirk
4831 Denver
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 1st day of July, 1986, at 10:47 o'clock A.M., and recorded in book/reel/volume No. M86 on page 11469 or as fee/tile/instrument/microfilm/reception No. 63183, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

Fee: \$10.00 By *John Smith* Deputy