

OK

63473

WARRANTY DEED

Vol. 38 Page 11995

KNOW ALL MEN BY THESE PRESENTS, That Orson M. Stearns, a married man, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Sara E. Stearns, a single woman, (his daughter) Ten Dollars and love and affection to him, 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:

All of Lot 18 in Block 7, of Lakeside Addition to Klamath Falls, (as shown on the plat thereof in the office of the County Clerk in Klamath County aforesaid), being also known as Number 310 Lewis Street. (See Deeds Records, Vol. 38, page 227)

CLERK OF COUNTY
 JUL 9 PM 4 15
 1966

Orson M. Stearns
 13009 Mallory Drive
 Klamath Falls, Oregon 97603

GRANTOR'S NAME AND ADDRESS

Sara E. Stearns
 310 Lewis Street
 Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Sara E. Stearns
 310 Lewis Street
 Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Same

NAME, ADDRESS, ZIP

STATE OF OREGON,
 County of Klamath } ss.

I certify that the within instrument was received for record on the day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume _____, on page _____, or as fee/file/instrument/microfilm/reception No. _____. Record of Mortgages of said County.

Witness my hand and seal of County affixed.

By _____ NAME TITLE Deputy

SPACE RESERVED
 FOR
 RECORDER'S USE

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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.

warrant and forever defend the above granted 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 \$10.00.
However, the actual consideration consists of or includes other property or value given or promised which is ~~the whole~~ ^{the whole} consideration (indicate which). (The sentence between the symbols ^{the whole}, 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 8th 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

July 8

1986

Personally appeared the above named Orson M. Stearns

and acknowledged the foregoing instruments to be a voluntary act and deed.

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires: 12-29-89

STATE OF OREGON, County of Klamath

July 8

1986

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)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of of July A.D. 1986 at 4:15 o'clock P.M., and duly recorded in Vol. M86 on Page 11995

FEE \$14.00

Evelyn Blain County Clerk

By Bernetha H. Hetch