

64985

WARRANTY DEED

Vol. M90 Page 14853

KNOW ALL MEN BY THESE PRESENTS, That SUBURBAN FINANCE COMPANY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CLIFTON R. HAMMILL and CECILE C. HAMMILL, husband and 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 14, Block 3, KLAMATH RIVER ACRES, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat.
2. Subject to rules and regulations, including levies, liens and assessments of the Klamath River Acres Road District.

(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

THOSE APPARENT ON THE LAND AND THOSE AS SET FORTH HEREINABOVE

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 \$ 8,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 18th day of August, 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.

SUBURBAN FINANCE COMPANY

BY: W. B. Bingham Sec.

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

Personally appeared the above named _____

_____ and acknowledged the foregoing instrument to be _____ voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: _____

STATE OF OREGON, County of Klamath, ss.
August 18, 1986
Personally appeared W. B. Bingham 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 Suburban Finance Company, 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:

Susan C. Creel
Notary Public for Oregon

My commission expires: 6-21-88

If executed by a corporation, affix corporate seal)

Suburban Finance Company

GRANTOR'S NAME AND ADDRESS

Clifton R. & Cecile C. Hammill

GRANTEE'S NAME AND ADDRESS

After recording return to:

Clifton R. & Cecile C. Hammill

1748 Serenity Drive

Medford, Oregon 97504

NAME, ADDRESS, ZIP

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

Clifton R. & Cecile C. Hammill

1748 Serenity Drive

Medford, Oregon 97504

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 18th day of August, 1986, at 1:00 o'clock P.M., and recorded in book/reel/volume No. M86 on page 14853 or as fee/file/instrument/microfilm/reception No. 64985, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

Fee: \$10.00

By Ann Smith Deputy