

OK

66382

WARRANTY DEED

Vol. MS6 Page 17373

KNOW ALL MEN BY THESE PRESENTS, That GEORGE I. CHILCOTE and PATSY R. CHILCOTE, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DEBRA L. BINGHAM, 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 9, Summers Lane Homes, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith.
2. Rules, regulations, and assessments of South Suburban Sanitary Dist.
3. Reservations in the dedication of Summers Lane Homes.
4. Setback lines and easements for power and phone lines as shown on the official plat of Summers Lane Home.
5. Declaration of Conditions and Restrictions, including the terms and provisions thereof recorded 3-6-56 in Vol. 281 Page 330.

(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 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 \$ 41,000.00

① However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ② (The sentence between the symbols ①, 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 24 day of September, 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.

George I. Chilcote
George I. Chilcote

Patsy R. Chilcote
Patsy R. Chilcote

STATE OF OREGON,

County of Klamath
September 24, 1986

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____

_____ 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:

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6-16-88

Notary Public for Oregon

My commission expires: _____

(If executed by a corporation, affix corporate seal)

Chilcote, George I. & Patsy R

GRANTOR'S NAME AND ADDRESS

Debra L. Bingham
4421 Onyx Ave
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal
540 Main Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Klamath First Federal
540 Main Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 25th day of September, 1986 at 2:02 o'clock A.M., and recorded in book/reel/volume No. MS6 on page 17373 or as fee/file/instrument/microfilm/reception No. 66382 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk..

NAME

TITLE

By Ann Smith Deputy

Fee: \$10.00

SPACE RESERVED
FOR
RECORDER'S USE

20 6 11 2 33 86