

mtc-17176-P

OA

WARRANTY DEED

Vol. M86 Page 18456

66931

KNOW ALL MEN BY THESE PRESENTS, That PATTI J. JACKSON, Conservator  
of the Estate of Shawn Jackson

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT E. BATEMAN, JR., 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 5, Block 6, RIVERVIEW, according to the official plat thereof, on file in the office of the County Clerk 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 except easements, restrictions, rights of way of record and those apparent on the land,

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 \$20,000.00

~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$20,000.00. The grantor hereby covenants to and with the grantee and grantee's heirs, successors and assigns, that the grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except easements, restrictions, rights of way of record and those apparent on the land, and that the 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.~~

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 6th day of October, 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.

*Patti J. Jackson*

STATE OF OREGON, } ss.  
County of Klamath  
October 6, 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 \_\_\_\_\_

Patti J. Jackson

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6-18-90

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Patti J. Jackson

GRANTOR'S NAME AND ADDRESS

Robert E. Bateman, Jr.

1746 Laurel

Klamath Falls OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 9th day of October, 1986, at 8:31 o'clock A.M., and recorded in book/reel/volume No. 136 on page 18456 or as fee/file/instrument/microfilm/reception No. 66931, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

By Ann Smith Deputy

Fee: \$10.00

SPACE RESERVED FOR RECORDER'S USE

14 6 MW 9 130 98