

67075

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Sandra B. Qualls hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Makin Qualls, 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 Clatsop and State of Oregon, described as follows, to-wit:

Lot 11, Block 17, of Sprague River Valley Acres, as per plat filed April 21, 1969 in Book 12, page 41 in the County Clerk's office of Clatsop County, State of Oregon.

Subject To:
1. Reservations and restrictions as disclosed by deed of tribal property recorded in Volume 315, page 652, Clatsop County Deed Records. 2. Utility easements as delineated on the recorded plat along rear and side lines. 3. Set back provisions as delineated on the recorded plot, 20 feet from front line lot. 4. Covenants, easements, and restrictions, imposed by instrument recorded April 30, 1969 in Volume 1169, page 3171, Clatsop County Microfilm Records. 5. Articles of Incorporation recorded April 30, 1969 in Volume 1169, page 3174, Clatsop County Microfilm Records.

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.

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

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 \$ 0. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (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 13 day of Oct, 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.

STATE OF OREGON,

County of Clatsop, ss. 13 Oct, 1986

Personally appeared the above named _____

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon
My commission expires: _____

STATE OF OREGON, County of Klamath, ss. 13 Oct, 1986

Personally appeared Sandra B. Qualls and _____

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 _____

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 the name 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: Evelyn Biehn (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 1-17-89 (If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Boy Qualls
P/O Box 63
Beatty Or 97621

NAME, ADDRESS, ZIP

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

Boy Qualls
P/O Box 63
Beatty Or 97621

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 14th day of October, 1986 at 2:36 o'clock P.M., and recorded in book/reel/volume No. 188 on page 18725 or as fee/file/instrument/microfilm/reception No. 67075, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Ann Smith, Deputy

Fee: \$10.00