

OK

70777

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That James E. Holmes and Betty S. Holmes

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Betty S. Holmes 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:

Lots 2, 3 and 4, excepting therefrom the Southwesterly 20 feet thereof all in Block 44, Hillside Addition to the City of Klamath Falls, 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 those of record and apparent upon 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 \$1000 and affection. 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 23 day of January, 1987; 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.

X James E. Holmes
X Betty S. Holmes

STATE OF OREGON,)
County of Klamath) ss.
January 23, 1987.

STATE OF OREGON, County of) ss.
January 23, 1987.

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 James E. Holmes and Betty S. Holmes and acknowledged the foregoing instrument to be their voluntary act and deed.

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: *Raymond A. Conrad*
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 11-20-89

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

James E. and Betty S. Holmes
630 Hillside
Klamath Falls, Oregon

Betty S. Holmes
630 Hillside
Klamath Falls, OR 97601

After recording return to:
Betty S. Holmes
630 Hillside
Klamath Falls, Oregon 97601

Until a change is requested all tax statements shall be sent to the following address.
Betty S. Holmes
630 Hillside
Klamath Falls, OR 97601

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instrument was received for record on the 26th day of January, 1987, at 4:14 o'clock P. M., and recorded in book/reel/volume No. M87 on page 1259 or as fee/file/instrument/microfilm/reception No. 70777, 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: \$5.00

SPACE RESERVED
FOR
RECORDER'S USE