

73477

WARRANTY DEED

WTC-17846-P

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KNOW ALL MEN BY THESE PRESENTS, That NELLIE A. WILLIAMS and RALPH C.

WILLIAMS, not as tenants in common, but with the right of survivorship hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

SHARON McNAUGHTON, 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:

Beginning at a point on the East line of 11th Street at a point 95 feet Northwest of the most Southerly corner of Lot 4, Block 68, NICHOLS ADDITION to Klamath Falls, Oregon, as shown by the duly recorded plat thereof; thence Northeasterly at right angles to 11th Street to the Northerly line of said Lot 4; thence Westerly along the Northerly line of said Lot 4 to the most Westerly corner of said Lot 4; thence Southeasterly along the East line of 11th Street; to the point of beginning, being all of said Lot 4 except the Southerly 95 feet thereof.

## MOUNTAIN TITLE COMPANY

"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 EXCEPT those of record and apparent upon the land, if any, as of the date of this deed,

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 \$ 25,000.00

Howsoever the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration for this transfer.

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 10th day of April, 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.

(If executed by a corporation, affix corporate seal)

Ralph C. Williams  
Nellie A. Williams by Ralph C. Williams  
Attorney-in fact

STATE OF OREGON,

County of Klamath

ss.  
4/10/1987

Personally appeared the above named

Ralph C. Williams, individually and as attorney in fact for Nellie

A. Williams, and acknowledged the foregoing instrument to be his voluntary act and deed.

Notary Public for Oregon  
My commission expires: 8/16/88

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)

Notary Public for Oregon

My commission expires:

Nellie A. Williams & Ralph C. Williams

3915 Grenada Way  
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

Sharon McNaughton

1815 Van Ness  
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 15th day of April, 1987, at 8:54 o'clock A.M., and recorded in book M87 on page 6330 or as file/reel number 73477, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

Fee/ \$10.00

By Pm Smith Deputy