

73684

WARRANTY DEED

MTC-1730-K

Vol. M87

Page

6695

KNOW ALL MEN BY THESE PRESENTS, That

as CHRISTINE M. BAIRD CHRISTINE M. HESCOCK formerly known

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 FRED G. HESS and EDIE M. HESS, husband and wife
 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 ap-
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The South 45 feet of Lot 2 in Block 7 of RIVERSIDE 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.

SUBJECT TO: Real Estate Contract, recorded on March 8, 1982, in Volume M82, page
 2916, Microfilm Records of Klamath County, Oregon, and rerecorded in Volume M82, page
 2966, Microfilm Records of Klamath County, Oregon, wherein Adine Wyr, as Vendor and
 Christine M. Baird, as Vendee, which the Grantees herein agree to assume and pay in
 full.

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

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 \$ 32,250.00

However, the actual consideration consists of or includes other property or value given or promised which is
 part of the 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 16th 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)

Christine M. Hescoc
 CHRISTINE M. HESCOCK formerly known as
 CHRISTINE M. BAIRD

STATE OF OREGON

County of Klamath

April 16, 1987

Personally appeared the above named

CHRISTINE M. HESCOCK

and acknowledged the foregoing instru-
 ment to be her voluntary act and deed.

(OFFICIAL
 SEAL)

Before me:

Notary Public for Oregon

My commission expires: 11/16/87

STATE OF OREGON, County of

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) ss.

Personally appeared

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 be-
 half 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL
 SEAL)

Christine M. Hescoc

P.O. Box 904

Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

Fred G. Hess & Edie M. Hess

Rt. 1 Box 631 C

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTOR

Mountain Title Company

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

) ss.

I certify that the within instru-
 ment was received for record on the
 21st day of April, 1987,
 at 9:04 o'clock A. M., and recorded
 in book M87 on page 6695 or as
 file/reel number 73684.

Record of Deeds of said county.
 Witness my hand and seal of
 County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Sam Smith Deputy

Fee: \$10.00