

OA

74053

WARRANTY DEED

Vol. 1787 Page 7380

KNOW ALL MEN BY THESE PRESENTS, That LINDA J. HINES

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TIMOTHY LEE HAYES AND MARY E. HAYES, husband and wife, 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 33 of VILLA ST. CLAIR, 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 to the land as of the date of this instrument,

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 \$39,000.00. 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 30th 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.

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.

Linda J. Hines by Mary Jo Fisher PofA
Linda J. Hines

STATE OF OREGON,) ss.
County of Klamath
April 30th, 19 87.

STATE OF OREGON, County of) ss.
19

Personally appeared the above named

SEE NOTARY ON REVERSE

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 _____

and acknowledged the foregoing instrument to be _____ 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:

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Linda J. Hines

GRANTOR'S NAME AND ADDRESS

Timothy and Mary Hayes

4401 Anderson Ave.

Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath 1st Federal Savings & Loan

540 Main St.

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/tile/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

granted. All individuals

SP 111 078

$$E_{\text{eff}} = E_0 \left(1 - \frac{1}{2} \frac{E_0}{E_c} \right) \left(1 - \frac{1}{2} \frac{E_0}{E_c} \right)^2 \left(1 - \frac{1}{2} \frac{E_0}{E_c} \right)^3 \dots$$

NOTES

7381

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath

SS.

On this the 30th day of April
Marylou Fisher

he 30th
Marylou Fisher

..day of..... April.....

..., 1987.

personally appeared

who, being duly sworn (or affirmed), did say that She is the attorney in fact for
Linda J. Hines

sworn (or affirmed)
Linda J. Hines

She is the attorney in fact for.

that he executed the foregoing instrument by authority of and in behalf of said principal; and s. he acknowledged said instrument to be the act and deed of said principal.

(Official Seal)

~~Before me:~~

Before me: Drain & Chandler
(Signature) 7-6-96

(Signature)

7-6-90

Loan Closer

(Title of Officer)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 1st day of May A.D., 19 87 at 11:03 o'clock A M., and duly recorded in Vol. 487 of Deeds on Page 7380.

FEE **\$14.00**

on Page 7380.
Evelyn Biehn, County Clerk
By [Signature]

By

County Clerk

County Clerk
Pat Smith