

OK 80402

## WARRANTY DEED

Vol. M87 Page 18563

KNOW ALL MEN BY THESE PRESENTS, That JOHN KAY CHANDLER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES B. HIGGINS and BONNIE L. COBLEY, 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 41, in Block 41 of Klamath Falls Forest Estates Highway 66 Unit, Plat No. 2 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

Subject to easements and rights of way of record and apparent on 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 \$3,000.00.

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 @, 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 2nd day of October, 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.

John Kay Chandler

STATE OF OREGON, Ca.

County of Los Angeles

October 2, 1987

STATE OF OREGON, County of ss.

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

John Kay Chandler

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires



OFFICIAL SEAL

JILL PRADO

NOTARY PUBLIC - CALIFORNIA  
LOS ANGELES COUNTY  
My Comm. Expires April 14, 1990

Before me:



OFFICIAL SEAL

JILL PRADO

NOTARY PUBLIC - CALIFORNIA  
LOS ANGELES COUNTY  
My Comm. Expires April 14, 1990

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 13th day of October, 1987, at 11:18 o'clock A.M., and recorded in book/reel/volume No. M87 on page 18563 or as fee/file/instrument/microfilm/reception No. 80402, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pam Smith Deputy

Fee: \$10.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Charles B. Higgins  
20603 Covina Hills Road  
Covina, California 91724  
NAME, ADDRESS, ZIP

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

Charles B. Higgins  
20603 Covina Hills Road  
Covina, California 91724  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE