

81396

WARRANTY DEED

Vol. 188 Page 20370

KNOW ALL MEN BY THESE PRESENTS, That Douglas G. Wallway and Cheri A. Wallway, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Samuel Guarrera and Donna L. Guarrera, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit: Beginning at the southeast corner of Block 64, the same being also the southeast corner of Lot 1, Block 64, NICHOLS ADDITION TO LINKVILLE (now City of Klamath Falls), Oregon; thence in a northwesterly direction along the westerly line of Eighth Street a distance of 65 feet; thence at right angles in a Southwesterly direction parallel with Lincoln Street a distance of 65 feet more or less to the southwesterly line of said Lot 1; thence at right angles in a southeasterly direction following the southwesterly line of Lot 1 for a distance of 65 feet to the northwesterly line of said Lincoln Street; thence in a northeasterly direction along the said Lincoln Street a distance of 65 feet to the place of beginning, being the southeasterly 65 feet square of said Lot 1 in said Block 64 of said Addition, in the County of Klamath, State of 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 for real property taxes for the fiscal year 1985-1986 delinquent in the amount of \$728.52 plus interest; taxes for the fiscal year 1986-87, delinquent in the amount of \$462.73 plus interest; and taxes for the fiscal year 1987-88 in the amount of \$463.74, and a nuisance abatement lien in favor of City of Klamath Falls ***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 \$45.00 in lieu of fore-closure. 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 ①, 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 5th day of November, 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. ***dated November 29, 1983 in the amount of \$45.00.

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.

STATE OF OREGON,

County of CLACKAMAS) ss.
Nov 5, 1987

Personally appeared the above named
Douglas G. Wallway and Cheri
A. Wallway

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

Before me,
John S. McKenzie
Notary Public for Oregon
My commission expires: 12/16/88

Douglas G. and Cheri A. Wallway

STATE OF OREGON, County of CLACKAMAS) ss.
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 _____

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:
Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 9th day of November, 1987, at 3:23 o'clock P.M., and recorded in book/reel/volume No. M87 on page 20370 or as fee/file/instrument/microfilm/reception No. 81396, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By John S. McKenzie Deputy

Fee: \$10.00

GRANTOR'S NAME AND ADDRESS

Samuel and Donna L. Guarrera
Rt. 2, Box 318 F
Otis, Oregon 97369

GRANTEE'S NAME AND ADDRESS

After recording return to:
Samuel and Donna L. Guarrera
Rt. 2, Box 318 F
Otis, Oregon 97369

NAME, ADDRESS, ZIP

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

Samuel and Donna L. Guarrera
Rt. 2, Box 318 F
Otis, Oregon 97369
NAME, ADDRESS, ZIP