

OK

82968

WARRANTY DEED

Vol. 1787 Page 23114



KNOW ALL MEN BY THESE PRESENTS, That  
 JERRY E. HUCKINS AND BARBARA D. HUCKINS, husband and wife  
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
 FRANK RICHARD MAZZEO AND PATRICIA ANN MAZZEO, 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 ap-  
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The East 165 feet of the NW $\frac{1}{4}$  of NW $\frac{1}{4}$ , and the W $\frac{1}{2}$  of the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$   
 in Section 20, Township 36 South, Range 13 East of the Willamette  
 Meridian, 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 \$ 55,000.00

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 29<sup>th</sup> day of December, 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 DE-  
 SCRIBED 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 Klamath } ss.  
 December 29, 1987

Personally appeared, the above named Jerry  
 E. Huckins & Barbara D. Huckins

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

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires: 6-21-88

Jerry E. Huckins  
 JERRY E. HUCKINS

Barbara D. Huckins  
 BARBARA D. HUCKINS

STATE OF OREGON, County of \_\_\_\_\_) ss.  
 \_\_\_\_\_, 19\_\_\_\_

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

\_\_\_\_\_, 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 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:

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation,  
affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Frank Mazzeo  
 P.O. Box 1032  
 Klamath Falls, Ore. 97603

NAME, ADDRESS, ZIP

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

Mr. & Mrs. Frank Mazzeo  
 P.O. Box 1032  
 Klamath Falls, Ore. 97603

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-  
 ment was received for record on the  
 29th day of December, 1987,  
 at 4:10 o'clock P.M., and recorded  
 in book/reel/volume No. M87 on  
 page 23114 or as fee/file/instru-  
 ment/microfilm/reception No. 82968,  
 Record of Deeds of said county.

Witness my hand and seal of  
 County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Berntha S. Fitch Deputy

Fee \$10.00

87 DEC 29 PM 4 10