

OK

84472

WARRANTY DEED

Vol. M88 Page 2332

KNOW ALL MEN BY THESE PRESENTS, That CHARLES AND Geraldine M. GASCON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Elizabeth L. SHARP 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 750, Block 117, Mills Addition to the city of KLAMATH FALLS, According to the official Plat thereof on file in the office of the County Clerk, KLAMATH County, Oregon.

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 Trust Deed to Norma J. Leslie, recorded in M-82 PN PAGE 1514, which grantee herein ASSUME AND AGREES TO PAY, AND Improvement Lien on said premises which grantee herein ASSUMES AND AGREES TO PAY 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 \$18,260.34. 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 18 day of February, 1988; 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.

x Charles E Gascon
x Geraldine M. Gascon

STATE OF OREGON, County of Klamath 21st, 1988

STATE OF OREGON, County of Klamath, 1988 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 Charles E Gascon & Geraldine M Gascon and acknowledged the foregoing instrument to be their 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.

Notary Public for Oregon. My commission expires: 8-16-88

Notary Public for Oregon. My commission expires: (If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS CHARLES AND Geraldine M. GASCON

GRANTEE'S NAME AND ADDRESS Elizabeth L. SHARP 2040 APPLE GATE ST. KLAMATH FALLS, OREGON 97601

After recording return to: Elizabeth L. SHARP 2040 APPLE GATE ST. KLAMATH FALLS, OREGON 97601

Until a change is requested all tax statements shall be sent to the following address: Elizabeth L. SHARP 2040 APPLE GATE ST. KLAMATH FALLS, OREGON 97601

STATE OF OREGON, County of Klamath

I certify that the within instrument was received for record on the 18th day of February, 1988, at 12:00 o'clock P.M., and recorded in book/reel/volume No. M88 on page 2332 or as fee/file/instrument/microfilm/reception No. 84472, Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk By Pam Smith Deputy

Fee: \$10.00