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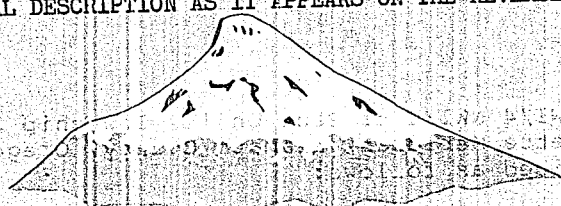
WARRANTY DEED

Vol. M88 Page 2841

KNOW ALL MEN BY THESE PRESENTS, That ANN C. WILKERSON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT C. HAGERMAN & PAULINE M. HAGERMAN, 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:

SEE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED.



MOUNTAIN TITLE COMPANY

"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."

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 upon the land, if any, as of the date of this deed, 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. ~~On this day the said grantor has received from the said grantee the sum of \$ 39,000.00 in full payment of the purchase price of the above described premises, and the said grantor has acknowledged the receipt of the same.~~

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 26 day of September, 19 88, 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.

Ann C. Wilkerson

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.  
County of Klamath  
2/26 1988

Personally appeared the above named  
Ann C. Wilkerson

and acknowledged the foregoing instrument to be her voluntary act and deed.  
Notary Public for Oregon  
My commission expires: 8/16/88

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 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: \_\_\_\_\_ (OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires:

ANN C. WILKERSON

GRANTOR'S NAME AND ADDRESS

ROBERT C. HAGERMAN & PAULINE M. HAGERMAN  
3743 Summers Lane  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

(After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

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 \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Recording Officer  
Deputy

By \_\_\_\_\_

A portion of the SW1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the Southwest corner of said SW1/4 NW1/4 and running; thence North 75 feet; thence East 342 feet; thence South 75 feet; thence West 342 feet to the place of beginning. Subject to an Easement for alley 20 feet wide off the East side of said land.

EXCEPTING THEREFROM that portion lying within the right of way of Summers Lane.

Tax Account No.: 3909 011EC 05300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 26th day of February A.D., 19 88 at 3:55 o'clock P M., and duly recorded in Vol. M88 of Deeds on Page 2841.

FEE \$15.00

Evelyn Biehn, County Clerk

By [Signature]

