

84971

WARRANTY DEED

Vol. 1488 Page 3169

KNOW ALL MEN BY THESE PRESENTS, That Robert R. and Donna M. Bibey

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Donald J. and Arlene M. Stubbs

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:

Lots 50 & 51, First Addition to Sportsman Park, Klamath County, Oregon, according to the official plat thereof.

SUBJECT TO the Agreement of January 25, 1924, recorded February 15, 1924, in Vol. 63 at page 460 of Klamath County Deed Records concerning the operation of the dam and control of the water levels of Upper Klamath Lake; Reservations contained in the dedication of First Addition to Sportsman Park; Declaration of Conditions and Restrictions dated April 25, 1956, recorded April 30, 1956, in Vol. 282 at page 506 of Klamath County Deed Records; easements and rights of way of record or apparent on the land; and any matters suffered or created by Grantee,

(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

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 \$1,000.00

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 4th day of March, 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.

Robert R. Bibey
Donna M. Bibey

STATE OF OREGON,
County of Coos } ss.
March 4, 1988

STATE OF OREGON, County of } ss.
March 4, 1988

Personally appeared the above named
Robert R. Bibey and
Donna M. Bibey

Personally appeared _____, 19____, and
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 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: 1-22-89

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Robert R. & Donna M. Bibey
555 Spruce St.
North Bend, Oregon 97459

GRANTOR'S NAME AND ADDRESS
Donald J. & Arlene M. Stubbs
1001 Stevens Street
Medford, Oregon 97504

GRANTEE'S NAME AND ADDRESS
After recording return to:
Donald J. & Arlene M. Stubbs
1001 Stevens St.
Medford, Oregon 97504

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
Donald J. & Arlene M. Stubbs
1001 Stevens St.
Medford, Oregon 97459

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of Klamath } ss.
I certify that the within instrument was received for record on the 7th day of March, 1988, at 1:59 o'clock P.M., and recorded in book/reel/volume No. M88 on page 3169 or as fee/file/instrument/microfilm/reception No. 84971, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE

Fee: \$10.00 By Pam Smith Deputy