

MOUNTAIN TITLE COMPANY

85122

MTC 19178

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That PAUL C. HATHAWAY & ROMA F. HATHAWAY husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HOWARD S. HUDSON & CARMELITA J. HUDSON, 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:

Lot 20 in Block 9, TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3909-14DB-4300

Subject to liens and encumbrances of record, including Trust Deed in favor of Klamath First Federal Savings & Loan Association recorded in Volume M79, page 7210, Microfilm Records of Klamath County, Oregon, which buyers herein agree to assume and pay in full.

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,

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 \$ 57,500.00

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 10 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Deschutes, March 30, 1988

Personally appeared the above named Paul C. Hathaway & Roma F. Hathaway

Notary Public for Oregon, My commission expires: 2-24-92

Paul C. Hathaway, Paul C. Hathaway

Roma F. Hathaway, Roma F. Hathaway

STATE OF OREGON, County of Klamath

Personally appeared Paul C. Hathaway and Roma F. Hathaway, 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.

Notary Public for Oregon, My commission expires:

Paul C. & Roma F. Hathaway, 179 S. W. Hayes #9, Bend, OR 97702, GRANTOR'S NAME AND ADDRESS; Howard S. Hudson & Carmelita J. Hudson, 5403 Knightwood, Klamath Falls, OR 97603, GRANTEE'S NAME AND ADDRESS

After recording return to: GRANTEE, NAME, ADDRESS, ZIP; Until a change is requested all fax statements shall be sent to the following address: GRANTEE, NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath

I certify that the within instrument was received for record on the 11th day of March, 1988, at 12:15 o'clock P.M., and recorded in book M88 on page 3393 or as file/reel number 85122, Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk, Recording Officer, Pam Smith, Deputy

SPACE RESERVED FOR RECORDER'S USE

Fee: \$10.00

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