

WARRANTY DEED

ATE 88401

Vol M88

3505

KNOW ALL MEN BY THESE PRESENT, That ALLAN M. HILLMAN and SHARON L. HILLMAN, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by ALLAN M. HILLMAN and SHARON L. HILLMAN, and their successors, Trustees of the ALLAN M. HILLMAN and SHARON L. HILLMAN Living Trust, under Agreement dated April 22, 1987, hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath, State of Oregon, to wit:

Lot 3, Block 9, of ARROWHEAD VILLAGE Subdivision,
in Section 2, Township 36 South, Range 6 East,
Willamette Meridian.

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, their assigns and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of the above granted premises, that the said premises are free from all encumbrances Except public road or highway easement, public utility easements and waste disposal requirements recorded Oct. 3, 1962; Declaration of Restrictions recorded Oct. 26, 1967, in Vol. M67 Page 8359, and Amended Declaration of Restrictions recorded Aug. 13, 1970, in Vol. M70 Page 7024, and that grantor will warrant and forever defend the above granted 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 \$10.00.

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 17th day of February, 1988; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

Allan M. Hillman
ALLAN M. HILLMAN

Sharon L. Hillman
SHARON L. HILLMAN

STATE OF CALIFORNIA
COUNTY OF CONTRA COSTA

On this the 17th day of February, 1988 before me, MILTON BERRY SCOTT, the undersigned Notary Public, personally appeared ALLAN M. HILLMAN and SHARON L. HILLMAN

[X] personally known to me
[] proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed it.

WITNESS my hand and official seal.

Milton Berry Scott
Notary's Signature

MILTON BERRY SCOTT

When recorded mail to:
Mr. and Mrs. Allan M. Hillman
6378 Carriage Drive
Pleasanton, CA 94566

STATE OF OREGON: COUNTY OF KLAMATH:

This instrument is being recorded as an accommodation only, and has not been examined as to validity, sufficiency or effect it may have upon the herein described property. This courtesy recording has been requested of ASPEN TITLE & ESCROW, INC.



"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."

Filed for record at request of Aspen Title & Escrow, Inc. the 14th day of March A.D. 1988 at 11:07 o'clock A.M., and duly recorded in Vol. M88 of Deeds on Page 3505.

FEE \$10.00

Evelyn Biehn, County Clerk
By *Pam Smith*