

85257

WARRANTY DEED 19223-D VOL. M88 Page 3625

KNOW ALL MEN BY THESE PRESENTS, That RICHARD NEWMAN & ARLA NEWMAN,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ARTHUR W. DAVINA

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:

All that portion of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, lying North of the right of way of the Great Northern Railway, EXCEPTING THEREFROM that portion lying with Summers Lane or Johns Avenue right of ways, also EXCEPTING THEREFROM that portion conveyed to Klamath County by Judgement entered September 26, 1980 in Klamath County Circuit Court Case No. 79-92L.

Tax Account No. 3909 015D0 01900

***Property taxes which the grantee agrees to pay.

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, covenants, conditions, restrictions, easements those of record and apparent to the land as of the date of this deed and 1987/88*** 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 \$115,500.00

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 15 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)

Richard Newman
Richard Newman, doing business as Shasta Masonry

Arla Newman
Arla Newman, doing business as Shasta Masonry
STATE OF OREGON, County of _____, 19____

STATE OF OREGON,

County of Klamath

March 15, 19 88.

Personally appeared the above named

Richard Newman and Arla Newman
doing business as Shasta Masonry

and acknowledged the foregoing instrument as their voluntary act and deed.

(OFFICIAL SEAL)

Evelyn Biehn
Notary Public for Oregon
My commission expires: 6-16-88

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:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Newman
P.O. Box 7464
Klamath Falls, OR 97602
GRANTOR'S NAME AND ADDRESS

Davina
3593 Old Midland Rd
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS

After recording return to:

Davina

NAME, ADDRESS, ZIP

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

Davina

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 15th day of March, 1988,

at 3:55 o'clock P. M., and recorded in book M88 on page 3625 or as file/reel number 85257

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By *Pam Smith* Recording Officer
Deputy

Fee: \$10.00