

85587

MTC 19516-K WARRANTY DEED

Vol. M88 Page 4187

KNOW ALL MEN BY THESE PRESENTS, That

THE CONSERVATOR OF THE ESTATE OF

ETHEL L. HILL, a protected person

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

CHARLES H. PAULSON and TAHSEEN PAULSON, 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 3 of the Plat of Subdivision of HOMEDALE TRACTS 49 and 50, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. ALSO a portion of Lot 2 of the Plat of Subdivision of Homedale Tracts 49 and 50, situated in the E $\frac{1}{2}$ E $\frac{1}{2}$ of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the North-east corner of said Lot 2; thence North 66°33' West along the Southwesterly boundary of Harlan Drive a distance of 14.0 feet; thence South 14°38' West parallel with the Easterly line of said Lot 2 a distance of 150.2 feet; thence South 10°23' East a distance of 33.1 feet to the Easterly line of said Lot 2; thence North 14°38' East along the Easterly line of said Lot 2 a distance of 180.0 feet, more or less, to the point of beginning.

Klamath County Tax Account #3909-11AD-5300.

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 all those of record and those 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 \$ 25,000.00

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 _____ 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.

THE ESTATE OF EDITH L. HILL, a protected person

BE executed by a corporation,

with corporate seal

STATE OF OREGON,

County of WASHINGTON

March 24

19 88

Personally appeared the above named
EDGAR W. HILL, Conservator for The
Estate of Edith L. Hill, a protected
person

and acknowledged the foregoing instru-
ment to be her voluntary act and deed.

Before me:
(OFFICIAL SEAL)
C. C. Burnett

Notary Public for Oregon

My commission expires: 5-7-90

EDGAR W. HILL, Conservator

STATE OF OREGON, County of

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

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 be-
half 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:

THE ESTATE OF EDITH L. HILL, a protected person

12220 SW Fairfield
Beaverton, OR 97005

GRANTOR'S NAME AND ADDRESS

CHARLES H. PAULSON and TAHSEEN PAULSON
5428 Harlan Drive
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instru-
ment was received for record on the
25th day of March, 1988,
at 12:13 o'clock P.M., and recorded
in book M88 on page 4187 or as
file/reel number 85587.

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