

CK

85680

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That ANNE L. HITCHCOCK

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HOLLY D. WILSON & GRACE L. GUTHRIE, hereinafter called 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 23 in Block 31 of HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

(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

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 \$ 41,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) the whole (The sentence between the symbols the whole, if not applicable, should be deleted. See ORS 93.030.)

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 28th 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.

STATE OF OREGON, } ss.
County of Klamath,
granted by March 28, 1988

STATE OF OREGON, County of _____) ss.
_____, 19____

Personally appeared the above named
Anne L. Hitchcock

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 acknowledged the foregoing instrument to be his voluntary act and deed.

_____, a corporation, 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.

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires 7-6-90

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Anne L. Hitchcock
1861 Fremont
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Holly D. Wilson
8340 Hill Road
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath 1st Federal St
640 Main St
Klamath Falls OR 97601
NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 28th day of March, 1988, at 1:01 o'clock P.M., and recorded in book/reel/volume No. M88 on page 4307 or as fee/file/instrument/microfilm/reception No. 85680, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By P. Smith Deputy

Fee: \$10.00