

85851

WARRANTY DEED

Vol. 1488 Page 4775

KNOW ALL MEN BY THESE PRESENTS, That LINDA J. GRIFFIN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES W. LOCKETT, 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:

SEE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED.

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, 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 \$43,000.00

~~the whole consideration paid for this transfer, stated in terms of dollars, is \$43,000.00~~

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 29th 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.

Linda J. Griffin

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Lane } ss.
3-29, 1988.

Personally appeared the above named
Linda J. Griffin

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-24-88

STATE OF OREGON, County of } ss.

Personally appeared _____, 19____, 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 _____

_____ 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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

LINDA J. GRIFFIN

29123 Link Lane
Junction City, OR 97448
GRANTOR'S NAME AND ADDRESS

Charles W. Lockett
1457 Homedale
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____,

at _____ o'clock M., and recorded in book _____ on page _____ or as file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____

Recording Officer

Deputy

4776

LEGAL DESCRIPTION

A portion of Lot 65, FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of Lot 65; thence West 331 feet along the North line of Lot 65 to the West line of Lot 65; thence South along the West line of Lot 65, 65' 9"; thence East 331 feet to the East line of Lot 65; thence North along the East line of Lot 65 to the place of beginning.

EXCEPTING THEREFROM the West 5.0 feet thereof heretofore taken by Klamath County for road purposes, by instrument recorded November 29, 1963 in Volume 349, page 511, Deed Records of Klamath County, Oregon.

Tax Account No.: 3809 035DD 00900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 1st day
of April A.D., 19 88 at 4:20 o'clock P M., and duly recorded in Vol. M88
of Deeds on Page 4775

FEE \$15.00

Evelyn Biehn, County Clerk
By Ram Smith