

OK

86904

K-40533  
WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

Vol. M88 Page 6919

KNOW ALL MEN BY THESE PRESENTS, That  
GORDON L. HANKINS AND VICKI L. HANKINS, husband and wife  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
CHARLES MALONEY AND BARBARA MALONEY, 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:  
Lot 11 in Block 42 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.

SUBJECT TO:

1. Reservations and restrictions in the dedication of Hot Springs Addition.
2. Easement, including the terms and provisions thereof, recorded June 24,  
1935 in Volume 105 page 5, Deed records of Klamath County, Oregon.
3. Trust Deed, including the terms and provisions thereof, recorded  
July 5, 1985 in Volume M85 page 10431, Mortgage records of Klamath County,  
Oregon, in favor of Thomas L. Whistler, which Trust Deed Grantee herein  
agrees to assume and pay according to the terms and provisions contained  
therein.

(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

As set forth hereinabove

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 \$ 27,000.00.  
~~However, the actual consideration consists of or includes other property or value given or promised which is~~  
the whole ~~part of the consideration~~ (indicate which). (The sentence between the symbols @, 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 2nd day of May, 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 DE-  
SCRIBED 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,  
County of Klamath } ss.  
May 2, 1988

Personally appeared the above named Gordon  
L. Hankins and Vicki L. Hankins  
and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires: 6-21-88

GORDON L. HANKINS

Vicki L. Hankins  
VICKI L. HANKINS

STATE OF OREGON, County of } ss.  
May 2, 1988

Personally appeared \_\_\_\_\_ and  
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:

(If executed by a corporation,  
affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mrs. & Mr. Charles Maloney  
269 Viking Lane  
Marina, Calif. 93933

NAME, ADDRESS, ZIP

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

Mrs. & Mr. Charles Maloney  
269 Viking Lane  
Marina, Calif. 93933

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-  
ment was received for record on the  
2nd day of May, 1988,  
at 1:20 o'clock P.M., and recorded  
in book/reel/volume No. M88 on  
page 6919 or as fee/file/instru-  
ment/microfilm/reception No 86904,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Berntha A. S. Deputy

Fee \$10.00