

87265

MTC-19776P

WARRANTY DEED

Vol. 1788 Page 7490

KNOW ALL MEN BY THESE PRESENTS, That LESLIE K. HULSTEIN & MICHELLE HULSTEIN,

husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DIANE O'NEIL

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:

The East 1/2 of Lot 16 in INDEPENDENCE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3909-11AA-100

SUBJECT TO: Liens and encumbrances of record and apparent upon the land, if any, as of the date of this deed, including Trust Deed in favor of Klamath First Federal Savings & Loan Association recorded in Volume M77 page 12132 and Trust Deed in favor of Nellie E. Wood (assigned to Kinsman) recorded in Volume M80, page 8164, Microfilm Records of Klamath County, both Trust Deeds grantee agrees to assume and pay in full.

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 \$ 35,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (here state which). (The sentence between the symbols of, 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 11th 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.

(If executed by a corporation, affix corporate seal)

Leslie K. Hulstein
Leslie K. Hulstein

Michelle Hulstein by Leslie K. Hulstein
Michelle Hulstein by Leslie K. Hulstein as
STATE OF OREGON, County of Attorney in fact ss.

STATE OF OREGON,)
County of Klamath) ss.
S/11, 1988

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

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:

Personally appeared the above named
Leslie K. Hulstein individually and as
attorney in fact for Michelle
Hulstein, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: *Debra MacLaffrence*
Notary Public for Oregon
My commission expires: 8-16-88

Leslie K. Hulstein & Michelle Hulstein

247 Greenbriar Pl.
Ashland OR 97520

GRANTOR'S NAME AND ADDRESS

Diane O'Neil

3008 Madison

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,)

County of Klamath) ss.

I certify that the within instrument was received for record on the 13th day of May, 1988, at 11:07 o'clock AM., and recorded in book M88 on page 7490 or as file/reel number 87265, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Bernetha Shetlock Deputy

SPACE RESERVED FOR RECORDER'S USE

Fee \$10.00