

OK

87817

K-40625  
WARRANTY DEED

Vol. 1488 Page

84979

KNOW ALL MEN BY THESE PRESENTS, That  
ALTON A. STILES AND VERA STILES, husband and wife  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
LARRY D. HENSINGER AND DORIS J. HENSINGER, husband and wife, 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The West 74 feet of Lot 4 in Block 2 of Pleasant View Tracts, 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

See attached Exhibit "A"

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 \$34,400.00.  
However, the actual consideration consists of or includes other property or value given or promised which is  
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 1st day of June, 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.

ALTON A. STILES

VERA STILES

STATE OF OREGON, )  
County of Klamath ) ss.  
June 1, 1988

STATE OF OREGON, County of ) ss.  
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

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 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)

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires: 12-19-88

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:

Mr. & Mrs. Larry Hensinger

P.O. Box 5235

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Mr. & Mrs. Larry Hensinger

P.O. Box 5235

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, )

County of ) ss.

I certify that the within instru-  
ment was received for record on the  
day of 19  
at o'clock M., and recorded  
in book/reel/volume No. on  
page or as fee/file/instru-  
ment/microfilm/reception No.  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

NAME

TITLE

By Deputy

EXHIBIT "A"

SUBJECT TO:

8498

1. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
2. Rules, regulations and assessments of South Suburban Sanitary District.
3. Reservations and restrictions in deed recorded July 3, 1936, in Volume 106 page 533, Deed records of Klamath County, Oregon.
4. Trust Deed, including the terms and provisions thereof, dated September 15, 1987, in Volume M87 page 17110, Mortgage records of Klamath County, Oregon, in favor of Katie L. Spradley, which Grantees herein do not assume and agree to pay.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title  
of June A.D. 19 88 at 2:59 o'clock P M., and duly recorded in Vol. M88  
of Deeds on Page 8497 the 1st day

FEE \$13.00

Evelyn Biehn County Clerk  
By Mary Moran