

OK

58736

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Florence Lady

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jean C. Denham and Louis V. Schweiger, 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:

Lots 30 and 31 in Block 12 of St. Francis Park, 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

except those of record

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 \$20,000.00.

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 29th 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 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,

COUNTY OF

County of Klamath

SS.

On this the 29th day of June, 1988

FRANK T. LADY JR.

who, being duly sworn (or affirmed), did say that he is the attorney in fact for

FLORENCE LADY

and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

Before me:

(Official Seal)

Grace S. Chandler
Notary Public 76-90

STATE OF OREGON,

County of Klamath

SS.

I certify that the within instrument was received for record on the 30 day of June, 1988, at 8:30 o'clock A.M., and recorded in book/reel/volume No. M88 on page 10175 or as fee/file/instrument/microfilm/reception No. 88736, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

NAME

TITLE

Fee \$8.00

By Pauline Muelendore Deputy

GRANTOR'S NAME AND ADDRESS

Jean C. Denham & Louis V. Schweiger
2742 Hope St
Klamath Falls OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath First Federal ST
540 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