

88856

WARRANTY DEED

Vol 288 Page 10389

KNOW ALL MEN BY THESE PRESENTS, That ETTA G. WERST

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RAYMOND N. GATLIN AND IRIS SADOVE-GATLIN, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 4, Block 8 of First Addition to Keno Whispering Pines, according to the official plat thereof on file in the office of the County Clerk, 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 \$45,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 29 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.

ETTA G. WERST

STATE OF OREGON, }
County of Umatilla } ss.
June 29, 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 _____

Personally appeared the above named

Etta G. Werst

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

_____, 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:

(If executed by a corporation, affix corporate seal)

Mark N. & Etta G. Werst

GRANTOR'S NAME AND ADDRESS

Raymond N. & Iris Sadove Gatlin

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Raymond N. Gatlin

NAME, ADDRESS, ZIP

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

Klamath First Federal Savings

540 Main Street

Klamath Falls, OR 97601

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/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

88 JUL 1 PM 3 38

Exhibit "A"
K-40632

10390

1. Building set back-lines as shown on the plat and in the dedication of First Addition to Keno Whispering Pines.
2. Declaration of Condition and Restrictions for First Addition to Keno Whispering Pines, recorded August 29, 1968, in Volume M-68 on page 7828.
3. Trust Deed, including the terms and provisions thereof, dated June 1, 1976, recorded June 6, 1976 in M-76 on page 8128, records of Klamath County, in favor of Klamath First Federal Savings and Loan Association which Grantees herein agree to assume and pay according to the terms and provisions contained therein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 1st day
of July A.D., 19 88 at 3:38 o'clock P. M., and duly recorded in Vol. M88,
of Deeds on Page 10389.
Evelyn Biehn - County Clerk
By Pauline Mullendore

FEE \$13.00