

88859

WARRANTY DEED

Vol. 1788 Page 10394

KNOW ALL MEN BY THESE PRESENTS, That **RAYMOND J. STALNAKER AND DOROTHY L. STALNAKER**, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **BEVERLY J. WALTERS**, 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:

That portion of the **W1E1NE1SW1** lying Southeasterly of Highway No.140 in Section 7 Township 38 South, Range 11 East of the Willamette Meridian, 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 \$ **42,500.00**

~~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 **30th** day of **June**, 19 **88**; 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 **Klamath**
June 30, 19 **88**

} ss.

Personally appeared the above named
Raymond J. Stalnaker and
Dorothy L. Stalnaker

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: **12-19-88**

RAYMOND J. STALNAKER

DOROTHY L. STALNAKER

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19 _____

_____ 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:

(If executed by a corporation, affix corporate seal)

Raymond J. & Dorothy L. Stalnaker

GRANTOR'S NAME AND ADDRESS

Beverly J. Walters

GRANTEE'S NAME AND ADDRESS

After recording return to:

Beverly J. Walters

Rt. 1 Box 761

Bonanza, Oregon 97623

NAME, ADDRESS, ZIP

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

Beverly J. Walters

Rt. 1 Box 761

Bonanza, Oregon 97623

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ } ss.

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 11 PM 3 38

10395

Exhibit "A"
K-40631

1. Subject to an easement for roadway purposes 16 feet in width on the most Northerly portion and over the Southerly 30 feet, as disclosed by Deed Volume M77 page 7686, datd August 2, 1972, recorded May 4, 1977.
2. Easement, including the terms and provisions thereof, by and between Leonard Ritter etal to Pacific Telephone and Telegraph Company, a California corporation, dated January 14, 1953, recorded January 29, 1953, in Volume 259 of Deed page 38, records of Klamath County, Oregon.
3. Mortgage, including the terms and provisions thereof, executed by Mark F. Fried and Lori A. Fried, husband and wife to State of Oregon, represented and acting by the Director of Veterans' Affairs, dated May 3, 1977, recorded May 4, 1977, in volume M77 page 7690, Mortgage Records of Klamath County, Oregon, which Grantees herein agree to assume and pay.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title 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 10394

FEE \$13.00

Evelyn Biehn County Clerk

By Pauline Mullendore