FORM No. 633—WARRANTY DEED (Individual or Corporate).

OK **91820** ATE 02032644

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WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That MELLON FINANCIAL SERVICES CORPORATION *hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* KENNETH D. ESLINGER and ROCKETTE D. ESLINGER, 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:*

The N ½ of Tract No. 44, ALTAMONT SMALL FARMS, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM a strip of land 10 feet wide lying along the West end of said Lot 44, deeded to Klamath County, by Deed dated May 6, 1942, recorded September 11, 1944, in Book 168 at page 543, Deed Records of Klamath County.

SUBJECT TO:

1. 1988-1989 taxes, a lien not yet payable. 2. Conditions, restrictions as shown on the recorded plat of Altamont Small Farms. 3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District. 4. Reservations for ditches and rights as set out in the Deed recorded October 28, 1943 in Book 159 at page 374, Deed Records. 5. Easement, including the terms and provisions thereof: For: Clearance easement in connection with Kingsley Field, Granted to: United States of America*

(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

*Dated: March 20, 2957, Recorded: March 28, 1957, in Book: 290 at page: 507.

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 $18,000.00

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 22 *day of* September, *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.*

HE R.E.

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.

MELLON FINANCIAL SERVICES CORPORATION

BY: Richard J. Wickline

Branch Manager

STATE OF OREGON,

County of) ss.

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Personally appeared the above named

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of Klamath) ss.

September, *19* 88

Personally appeared Richard J. Wickline

each for himself and not one for the other, did say that the former is the Branch Manager *and that the latter is the secretary of* MELLON FINANCIAL SERVICES CORPORATION, *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:

Sandra Handsaker

Notary Public for Oregon

My commission expires: 7/23/89

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

MELLON FINANCIAL SERVICES CORPORATION

GRANTOR'S NAME AND ADDRESS

Kenneth D. Eslinger
Rockette D. Eslinger

GRANTEE'S NAME AND ADDRESS

After recording return to:

Kenneth D. & Rockette D. Eslinger
5645

NAME, ADDRESS, ZIP

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

Kenneth D. & Rockette D. Eslinger

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 23rd *day of* Sept., *19* 88, *at* 11:43 *o'clock* A.M., *and recorded in book/reel/volume No.* M88 *on page* 15825 *or as fee/file/instrument/microfilm/reception No.* 91820, *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 Mullendore *Deputy*

'88 SEP 23 AM 11 43

Unofficial Copy