

91946

MITC-20363P

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That SENNET A. OLIVER & VIRGINIA M. OLIVER as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JIMMIE D. HUGGINS AND ALFREDA M. HUGGINS, 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:

SEE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED.

SUBJECT TO: Liens and encumbrances of record including City Lien in favor of the City of Klamath Falls, which buyer herein agrees to assume and pay.

MOUNTAIN TITLE COMPANY

"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."

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 apparent upon the land, if any, as of the date of this deed,

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 \$ 10,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration for this deed.~~

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 23rd day of September, 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.

9/23, 1988

Personally appeared the above named

Sennet A. Oliver & Virginia M. Oliver

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



Before me,

Notary Public for Oregon

Commission expires: 8-16-92

SENNET A. OLIVER & VIRGINIA M. OLIVER

PO Box 163

Keno OR 97627

JIMMIE D. HUGGINS

2517 Calcagno

Ceres CA 95307

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

Sennet A. Oliver

Virginia M. Oliver

STATE OF OREGON, County of) ss.

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Personally appeared 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:

STATE OF OREGON,

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 on page or as file/reel number Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

Recording Officer

By

Deputy

LEGAL DESCRIPTION

The Southerly 60 feet of Lot 26 in Block 3 of STEWART, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of said lot, and run Northeasterly along the Southerly line of said lot 125.3 feet to the Southeasterly corner of said lot; thence Northwesterly along the Easterly line of said lot, 60 feet to a point; thence Southwesterly parallel with the Southerly line of said lot, 105 feet, more or less to a point on the Westerly line of said lot; thence Southerly along the Westerly line of said lot, 62.8 feet, more or less to the place of beginning, Klamath County, Oregon.

Tax Account No.: 3909 007CA 02700

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 27th day
of Sept. A.D., 19 88 at 11:49 o'clock A. M., and duly recorded in Vol. M88
of Deeds on Page 16092.

FEE \$13.00

Evelyn Biehn, County Clerk

By Pauline Mullenbace

