

OK

92426

WARRANTY DEED

Vol. 118 Page 16389

KNOW ALL MEN BY THESE PRESENTS, That JOY ANN MORRIS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT NICHOLAS BURDEN and VIVIAN LORENE BURDEN, 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:

East one-half of the East 150 feet of Lot 20, Block 1, THIRD ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM the northerly 10 feet conveyed to Klamath County by deed recorded May 19, 1961, in Deed Volume 329, Page 561, records of Klamath County, Oregon. SUBJECT TO: (1) 1988-89 real property taxes which are now a lien but not yet payable. (2) Statutory powers, including the power of assessment, of South Suburban Sanitary District. (3) Statutory powers, including the power of assessment, of Klamath Irrigation District.

(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 as stated above,

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 \$7,000.00

~~Whereby the actual consideration consists of or includes the property described above or proceeds thereof~~  
~~consideration (which) is not a lien but not yet payable. (2) Statutory powers, including the power of assessment, of South Suburban Sanitary District. (3) Statutory powers, including the power of assessment, of Klamath Irrigation District.~~

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 7th day of October, 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 Klamath } ss.  
 October 7th, 1988.

Personally appeared the above named JOY ANN MORRIS

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/13/89

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 \_\_\_\_\_, a corporation,

and that the seal attized 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)

Morris 3242 Hilgard KFD 97603 GRANTOR'S NAME AND ADDRESS	
Burden see below GRANTEE'S NAME AND ADDRESS	
After recording return to: H.F. SMITH Attorney at Law 540 Main Street Klamath Falls, OR 97603 NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following address. CHARLES N. and VIVIAN L. BURDEN Route 1 Box 62 Bonanza, Oregon 97623 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 7th day of Oct., 1988, at 3:58 o'clock PM., and recorded in book/reel/volume No. 16909 or as fee/tile/instrument/microfilm/reception No. 92427, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Rauline M. Mueland Deputy

Fee \$8.00