

92906

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That
LYDIA DROZDIK

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
LILJA L. WIMER

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 36 of SPINKS ADDITION, 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 a point which is North 47° 04' West 580 feet and North 30° 30' East 257.8 feet from the point of intersection of the Westerly line of Lalakes Avenue with the Northerly line of the Chiloquin-Agency County Road, thence North 30° 30' East 50 feet; thence South 59° 30' East 117.2 feet; thence South 50° 30' West 50 feet; thence North 59° 30' West 117.2 feet to the point of beginning, being a portion of Lot 6, Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Klamath County Tax Account #3407-034CA-02100.

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 all those of record and those apparent upon the land, if any, as of the date of this deed 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
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 18 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.

X Lydia Drozdik
LYDIA DROZDIK

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON, } ss.
County of Klamath
October, 1988

Personally appeared the above named
LYDIA DROZDIK

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

Before me, William K. Kalita
Notary Public for Oregon
My commission expires: 12/25/88

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 _____

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.

Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

LYDIA DROZDIK
P.O. Box 275
Chiloquin, OR 97624
GRANTOR'S NAME AND ADDRESS

LILJA L. WIMER
P.O. Box 82
Chiloquin, OR 97624
GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 21st day of Oct., 1988, at 9:39 o'clock AM., and recorded in book M88 on page 17699 or as file/reel number 92906, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mullendore Deputy

Fee \$8.00