

OK

93949

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Walter E. Wagner and Eleanor A. Wagner

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Alan F. Scott and Linda S. Scott, husband and wife with right of survivorship, 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:

Lot 3, Block 15, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT PLAT NO. 1, according to the official plat thereof on file in the office of the County Clerk of 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 except as stated in the Covenants, conditions, and restrictions as contained in a Declaration recorded July 12, 1963, in Volume 346, page 473, Deed Records of Klamath County, Oregon, 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 \$1600.00

~~How much, the actual consideration paid for this transfer, stated in terms of dollars, is \$1600.00~~

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 7TH day of NOVEMBER, 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.

Walter E. Wagner
Eleanor A. Wagner

STATE OF OREGON,

County of Klamath } ss.
NOVEMBER 7, 1988

Personally appeared the above named WALTER E. WAGNER AND ELEANOR A. WAGNER, and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-27-92

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 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)

Walter E and Eleanor A WAGNER
P O Box 162
Bonanza, Or 97623

GRANTOR'S NAME AND ADDRESS

Alan F and Linda S SCOTT
P O Box 224
Bonanza, Or 97623

GRANTEE'S NAME AND ADDRESS

After recording return to:

Alan F and Linda S SCOTT
P O Box 224
Bonanza, Or 97623

NAME, ADDRESS, ZIP

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

Alan F and Linda S SCOTT
P O Box 224
Bonanza, Or 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 17th day of Nov., 1988, at 10:32 o'clock AM., and recorded in book/reel/volume No. M88 on page 19413 or as fee/title/instrument/microfilm/reception No. 93949, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

Fee \$8.00

By Evelyn Biehn Deputy

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