

94709

WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR 97204

5925

KNOW ALL MEN BY THESE PRESENTS, That WAYNE K. MAPSTEAD

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CYRUS L. SMITH, NELLIE E. SMITH and

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PAUL J. WHITE and ANNE E. TURPIN, as joint tenants & not as tenants in common, 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:

Per attached Exhibit "A".

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A Buyer should check with the appropriate city or county planning department to verify uses.

(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 above stated, & liens, assessments, rules & regulations for irrigation, drainage & sewage, & reservations, restrictions, easements & rights of way of record & those apparent on the land, 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 \$21,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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 13th day of December, 1983; 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

December 13, 1983

Personally appeared the above named CYRUS L. SMITH, NELLIE E. SMITH, NELLIE E. SMITH, attorney-in-fact for WAYNE MAPSTEAD

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11-2-86

STATE OF OREGON, County of Klamath

Personally appeared

and 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)

Cyrus L. Smith, Nellie E. Smith, Wayne Mapstead

GRANTOR'S NAME AND ADDRESS

Paul J. White and Anne E. Turpin

GRANTEE'S NAME AND ADDRESS

After recording return to:
Paul J. White
303 S. 5th St. Apt 1
Klamath Falls, OR 97601

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the day of December, 1983, at 10 o'clock A.M., and recorded in book/reel/volume No. on page or as document/fee/file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By

Deputy

DEC 7 PM 3 57

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20876
21330

DESCRIPTION

All that portion of Lots 5 and 6, Block 21, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the most Southerly corner of Lot 5 in said Block 21; thence Northwestly along the Northeasterly line of Martin Street, a distance of 50 feet to the most Westerly corner of Lot 6 in said Block 21; thence Northeasterly along the line between Lots 6 and 7 in said Block a distance of 50 feet; thence Southeasterly parallel with Martin Street, a distance of 50 feet; thence Southwesterly along the line between Lots 5 and 4 in said Block a distance of 50 feet to the point of beginning.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

return:
T.A.

EXHIBIT "A"

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

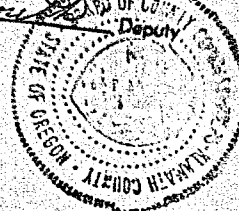
INDEXED
11/11

on this 14th day of Dec. A.D. 19 83
at 10:43 o'clock A M, and duly
recorded in Vol. M83 of Deed
Page 21328

EVELYN BIEHN, County Clerk

By Pauline Mueller Deputy

Fee 12.00



STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

on this 7th day of Dec. A.D. 1988
at 3:57 o'clock P M, and duly recorded
in Vol. M88 of Deeds Page 20875

Evelyn Biehn
County Clerk

By Pauline Mueller
Deputy.

Fee, \$13.00