

95320

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That LOIS W. ADKINS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD G. ADKINS and KATHRYN E. ADKINS, 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 ATTACHED EXHIBIT "A"

(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 THOSE OF RECORD AND THOSE APPARENT ON THE LAND

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. and that

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$16,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ①, 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 15th day of December, 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.
December 15, 1988

Personally appeared the above named
Lois W. Adkins

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

Notary Public for Oregon
My commission expires: 1-15-90

STATE OF OREGON, County of ss.
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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)

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
A.T.C.

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of ss.
I certify that the within instrument was received for record on the day of 19

at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/recapion No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE

By Deputy

Lots 13, 14 and the Westerly 1/2 of Lot 12, Block 12, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

EXCEPTING from Lot 14 the Westerly 10 feet thereof as disclosed in deed recorded in Book 331 at page 327, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM:

Beginning at a point on the Northwestern line of Lot 12, Block 12, HOT SPRINGS ADDITION TO KLAMATH FALLS, OREGON, which lies 11.45 feet Northeasterly along the arc of a 28.1061 degree curve to the left from the most Westerly corner of Lot 12, Block 12, Hot Springs Addition, and running thence, Continuing along the arc of a 28.1061 degree curve to the left a distance of 3.00 feet to an iron pin which marks the Northeast corner of the Patterson property; thence Southeasterly along the radial line which is the center line of Lot 12, Block 12, to an iron pin which marks the front center point of Lot 12 and the Southeast corner of the Patterson property; thence Southwesterly along the Northerly line of Crescent Avenue, following the arc of a 17.6924 degree curve to the right, a distance of 3.5 feet to a point; thence Northwesterly to the point of beginning, said tract being a portion of the Westerly half of Lot 12, Block 12 of Hot Springs Addition to Klamath Falls, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH. ss.

Filed for record at request of Aspen Title Co.
of Dec. A.D. 19 88 at 3:59 o'clock P.M., and duly recorded in Vol. M88 day
of Deeds on Page 21985
By Evelyn Biehn - County Clerk
Paulene Mullendare

FEE \$13.00