

96045

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That BARRY W. THOMPSON & ELIZABETH A. THOMPSON co-owners pursuant to ORS 107.105 1 (e)

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JIMMIE D. HUGGINS & husband and wife as to an undivided 1/2 interest and JUSTIN G. CHAULET & DIANA K. CHAULET, husband and wife as to an undivided 1/2 interest 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 1 in Block 13 of FAIRVIEW ADDITION NO. 2, to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

Tax Account No. 3809-29CA-9900

SUBJECT TO: Liens and encumbrances of record including Trust Deed in favor of Seattle First National Bank, Trustee for John H. Sennhauser, Trustee for Edwin H. Sennhauser, recorded in Volume M86, page 6930, Microfilm Records of Klamath County, Oregon, which buyers herein agree to assume and pay in full.

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 those of record and 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 \$ 19,000.00

However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 19,000.00. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 19,000.00. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 19,000.00.

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 6th day of January, 19 89; 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.

Barry W. Thompson

Elizabeth A. Thompson

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

1/6, 19 89.

Personally appeared the above named

Barry W. Thompson & Elizabeth A. Thompson

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

Before me:

Evelyn Biehn

Notary Public for Oregon

My commission expires: 8-16-92

STATE OF OREGON, County of Klamath) ss.

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:

Barry W. Thompson & Elizabeth A. Thompson

1810 Crescent

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Jimmie D. Huggins, et al

2433 Orchard

Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

NAME, ADDRESS, ZIP

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

Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 13th day of Jan., 1989, at 11:11 o'clock A.M., and recorded in book M89 on page 768 or as file/reel number 96045. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Muelendorp Deputy

Fee \$8.00