

95579

98476

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

SARAH JOSEPHINE GIBSON

Hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES L. PAULSEN and JANE L. PAULSEN, 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:

Lots 6 and 7 in Block 2, BEVERLY HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Tax Account #3809-034AB-00400.

This document is being rerecorded to correct the name of the Grantee.

## 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 \$ 10,500.00

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 27th 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.

(If executed by a corporation, affix corporate seal)



OFFICIAL SEAL  
PATRICK MURPHY  
NOTARY PUBLIC CALIFORNIA  
SACRAMENTO COUNTY  
MY COMMISSION EXPIRES DEC. 11, 1989

X Sarah Josephine Gibson  
SARAH JOSEPHINE GIBSON

STATE OF ~~XXXXXX~~ CALIFORNIA } ss.  
County of SACRAMENTO  
December 27, 19 88.

Personally appeared the above named  
SARAH JOSEPHINE GIBSON

and acknowledged the foregoing instrument as her voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for ~~XXXXXX~~ California  
My commission expires:

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:

SARAH JOSEPHINE GIBSON  
3949 Downey Way  
Sacramento, CA 95817  
GRANTOR'S NAME AND ADDRESS

CHARLES L. PAULSEN and JANE L. PAULSEN  
1031 Alandale  
Klamath Falls, OR 97603  
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 4th day of Jan., 1989, at 9:53 o'clock AM., and recorded in book 789, on page 102 or as file/reel number 95579, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Dorlene Mullendore Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

INDEXED

Fee \$8.00

5124

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co.  
of March A.D., 19 89 at 9:07 o'clock A.M., and duly recorded in Vol. M89  
of Deeds on Page 5123 the 28th day

FEE \$10.00

Evelyn Biehn  
County Clerk

By Pauline Mullendore