

98538

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

ELIDA LEGGET

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES A. GIBSON and CHARLENE K. GIBSON, husband and wife as tenants by the entirety, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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 40, Block 1, BELLA VISTA - TRACT 1235, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3507 007DD 01100

"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 and the above granted premises, free from all encumbrances

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 \$ 22,000.00.
 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 24 day of March, 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.

Elida Legget
 Elida Legget

STATE OF OREGON,)
 County of Klamath) ss.
 March 24, 19 89.

Personally appeared the above named _____
 Elida Legget

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

(OFFICIAL SEAL) Notary Public for Oregon
 My commission expires 6-16-92

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: _____

Elida Legget
9861 Laverne
Klamath Falls OR 97603
 GRANOR'S NAME AND ADDRESS

Gibson
16839 Germain St
Granada Hills, CA 91344
 GRANTEE'S NAME AND ADDRESS

After recording return to:
 Gibson
 above address

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

Gibson
 above address

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.
 County of Klamath

I certify that the within instrument was received for record on the 29th day of March, 19 89, at 3:44 o'clock P.M. and recorded in book M89 on page 5245 or as file/reel number 98538.
 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
 Recording Officer
 By Dave Muehlendorfer Deputy

Fee \$8.00