

98865

WARRANTY DEED

Vol. m89 Page 5879

KNOW ALL MEN BY THESE PRESENTS, That BLANCHE M. MAPES

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THEODORE M. DICKINSON & ALTA E. DICKINSON, 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 20 in Block 2 of Tract No. 1063, THIRD ADDITION TO VALLEY VIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3909 012BB 05300

"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 except covenants conditions, restrictions, easements, those of record and apparent to the land 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 \$ 57,500.00

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 5th day of April, 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.

Blanche M. Mapes by Gary G. Mapes, attorney in fact
Blanche M. Mapes, by Gary G. Mapes, attorney in fact

STATE OF OREGON California)
County of _____) ss.
April 5, 19 89

Personally appeared the above named
Gary G. Mapes, as attorney in fact
for Blanche M. Mapes

to acknowledge the foregoing instrument
and deed.
JANICE I. RIETSKER
NOTARY PUBLIC
ALAMEDA COUNTY, CALIFORNIA
My commission expires June 3, 1989

Before me:
(OFFICIAL SEAL) Janice I. Rietsker
Notary Public for OREGON California
My commission expires: 6-3-1989

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:

Mapes
3499 Isherwood Place
Fremont, CA 94536
GRANTOR'S NAME AND ADDRESS

Dickinson
3317 Sunshine Place
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

Above recording return to:
above address

NAME, ADDRESS, ZIP

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

tax Service
US Bank
555 SW Oak PL-5 0311
Portland OR
NAME, ADDRESS, ZIP 97204

Fee \$8.00

STATE OF OREGON, ss.
County of Klamath

I certify that the within instrument was
received for record on the 7th
day of April, 19 89,
at 12:01 o'clock P M., and recorded
in book M89 on page 5879 or as
file/reel number 98865,

Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
B. O. Anderson, Deputy