

OK

99010

WARRANTY DEED

Vol. m89 Page 6204KNOW ALL MEN BY THESE PRESENTS, That MAUDE COXhereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TOM GULLION

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:

The Southwesterly Rectangular 50 feet of Lot 1 in Block 58 of Second Hot Springs Addition 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

(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 except real property taxes now due and owing, including but not necessarily limited to the tax years 1985-86, 1986-87, 1987-88 and 1988-89, which grantee hereby assumes and agrees to pay on or before the 1st day of January, 1990, 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 \$1,400.00.
 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 11 day of April, 1989; 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.

Maude Cox
 Maude Cox

STATE OF OREGON,

County of Klamath } ss.
4-11, 1989

Personally appeared the above named Maude Cox

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

Before me:

Wick L. Young
 Notary Public for Oregon

My commission expires: 9-21-92

STATE OF OREGON, County of _____ } 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 _____

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:

(If executed by a corporation, affix corporate seal)

Maude Cox

2124 Eberlien

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Tom Gullion

2316 Wantland

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

PARKS & RATLIFF

228 North 7th Street

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Same as Grantee

NAME, ADDRESS, ZIP

SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 12th day of April, 1989, at 3:17 o'clock A.M., and recorded in book/reel/volume No. M89 on page 6204 or as fee/file/instrument/microfilm/reception No. 99010, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk.

NAME

TITLE

By Quisiane M. Mendenhall Deputy

Fee \$8.00

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