

99222

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That MICHAEL P. PICARD & VALERIE J. PICARD, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by VICKIE UFFINDELL, 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 3 in Block 18, NORTH KLAMATH FALLS 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.

Tax Account No. 3809-29BB-6600

"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 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 \$ 22,500.00. ~~However, the actual consideration consists of the value of the property or value given or promised which is the whole or part of the consideration (including money). (The sentence between the symbols, if not appropriate, 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 18th 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.

Michael P. Picard
Michael P. Picard

Valerie J. Picard
Valerie J. Picard

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:

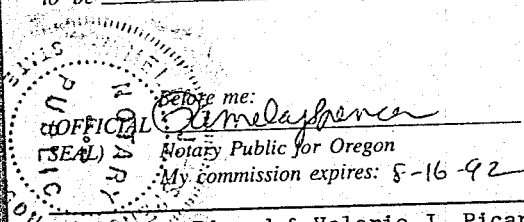
(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of Klamath) ss.
4-18, 19 89

Personally appeared the above named Michael P. Picard & Valerie J. Picard

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



Michael P. Picard & Valerie J. Picard

5016 Southview Dr
Klamath Falls, OR 97603

Vickie Uffindell
P.O. Box 7830
Klamath Falls, OR 97603

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P.O. Box 7830
Klamath Falls, OR 97603

Vickie Uffindell
P.O. Box 7830
Klamath Falls, OR 97603

STATE OF OREGON, ss.

County of Klamath
I certify that the within instrument was received for record on the 19th day of April, 19 89, at 11:49 o'clock A.M. and recorded in book M89 on page 6621 or as file/reel number 99222.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
Debra M. Miller, Deputy

Fee \$8.00