

99226

MTL-21290k

WARRANTY DEED

Vol. m89 Page 6626

KNOW ALL MEN BY THESE PRESENTS, That

DOUGLAS K. IVEY and SANDIA C. IVEY, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

EVELYN C. SMITH

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:

SEE ATTACHED LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

1989 APR 19 PM 3:23

"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 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 \$ 10,000.00

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 18th day of April, 19 89; if a corporate grantor, it has caused its name to be signed and sealed by its officers, duly authorized thereto by order of its board of directors.

X Douglas K. Ivey
DOUGLAS K. IVEY

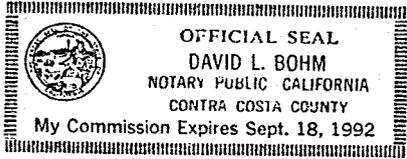
X Sandia C. Ivey
SANDIA C. IVEY

STATE OF OREGON,

STATE OF OREGON, County of) ss.

STATE OF CALIFORNIA
COUNTY OF Contra Costa

On this 18th day of April in the year one thousand nine hundred and Eighty nine, before me, David L Bohm, a Notary Public, State of California, personally appeared Douglas K Ivey and Sandia C Ivey



personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name are subscribed to this instrument, and acknowledged that they executed it.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the State of California County of Contra Costa on the date written above.

Before me:

(OFFICIAL SEAL) Notary Public for Oregon
My commission expires:

Nota My c

Notary Public, State of California
My commission expires Sept 18, 1992

DOUGLAS K. IVEY and SANDIA C. IVEY

731 Miner Rd.
Orinda, CA 94563
GRANTOR'S NAME AND ADDRESS

EVELYN C. SMITH
P.O. Box 1166
Klamath Falls, OR 97601
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

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book on page or as file/reel number Record of Deeds of said county. Witness my hand and seal of County affixed.

By Recording Officer Deputy

LEGAL DESCRIPTION

A portion of Block 3 of Shippington Addition and a portion of Lot 1, Block 3 of FIRST ADDITION TO BUENA VISTA 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 and a portion of vacated Frederick Street in the City of Klamath Falls more particularly described as follows:

Beginning at a point 30.25 feet North 14 degrees 27' West of the Northwest corner of Lot 1, Block 2, First Addition to Buena Vista Addition, thence North 68 degrees 11' East 61.3 feet; thence North 115.87 feet to the South line of Bismark Street; thence North 76 degrees 30' West 101.35 feet along the South side of Bismark Street to the East line of Frederick Street, now known as Front Street; thence South 14 degrees 27' East along the East side of Frederick Street, now known as Front Street, to the point of beginning.

Tax Account No: 3809 019CC 02000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 19th day of April A.D., 19 89 at 3:23 o'clock P.M., and duly recorded in Vol. M89 of Deeds on Page 6626.
Evelyn Biehn County Clerk
By Pauline M. Anderson

FEE \$13.00