

99356

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

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DOROTHY HERRON

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

ISABEL C. O'CALLAGHAN

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:

All that part of Lot 6, Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point bearing North 47° 12' West 640 feet and North 30° 30' East 10.2 feet from the intersection of the Westerly line of Lalakes Avenue and the Northerly line of Chockboot Street, in the Townsite of West Chiloquin; thence North 47° 12' West parallel to and 10 feet distant from the County road 60 feet; thence North 30° 30' East parallel to Lalakes Avenue, 120 feet; thence South 47° 12' East 60 feet; thence South 30° 30' West 120 feet to a point of beginning. Also described as Tract 20 on the Spinks Map, Klamath County Tax Account #3407-034CA-02600.

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

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 \$ 1,500.00

~~THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 1,500.00~~

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 15 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.

Dorothy Herron
DOROTHY HERRON

STATE OF OREGON, County of Klamath 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:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON, County of Klamath ss.
April 15, 19 89

Personally appeared the above named
DOROTHY HERRON

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

NOTARY PUBLIC
Before me: *William K. Kalish*
Notary Public for Oregon
My commission expires: 2/25/90

DOROTHY HERRON

P.O. Box 372

Chiloquin, OR 97624

ISABEL C. O'CALLAGHAN

P.O. Box 852

Little Rock, CA 93543

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

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 24th day of April, 19 89, at 3:41 o'clock P.M., and recorded in book M89 on page 6860 or as filed reel number 99356

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

Evelyn Biehn, County Clerk

Recording Officer

B. O. Quinn, Deputy

Fee \$8.00