

1141

WARRANTY DEED

Vol. m89 Page 10087

KNOW ALL MEN BY THESE PRESENTS, That LENA MAY HAUPTMAN LENA MAY CHILDRESS, formerly

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KENNETH J. WILSON & KAREN ANN WILSON, husband & wife, & CHARLES FLORIDA & LINDA FLORIDA, husband & wife, 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:

Lot 4 in Block 7, ORIGINAL TOWN OF CHEMULT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: All future real property taxes and assessments; reservations, restrictions, easements and rights of way of record; rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways; Easement Agreement for well, pump, and water line use, including the terms and provisions thereof, dated April 16, 1973, between Lena May Childress and Lloyd Mittelstadt; Water Line Easement dated June 1, 1977 between Gideon Cecil Palmer as Grantor, and Lena Mae Childress as Grantee.

Title shall vest in the Grantees as follows: KENNETH J. WILSON and KAREN ANN WILSON, husband and wife, as tenants by the entirety as to an undivided one-half interest, and, CHARLES FLORIDA and LINDA FLORIDA, husband and wife, as tenants by the entirety as to an undivided 1/2 interest.

(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 as above set forth

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 \$ 55,000.00.  
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 ©, 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 7 day of June, 1979; 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.

(If executed by a corporation, affix corporate seal)

Lena May Childress

STATE OF OREGON

County of Klamath ss.  
June 7, 1979

Personally appeared the above named LENA MAY CHILDRESS

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 1-7-80

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Lena May Childress  
920 Capitola Avenue  
Capitola, California  
GRANTOR'S NAME AND ADDRESS

Kenneth J. & Karen Ann Wilson  
Charles Florida & Linda Florida  
Chemult, Oregon  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Kenneth J. Wilson  
PO Box 172  
Chemult, OR 97731  
NAME, ADDRESS, ZIP

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

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 7th day of June, 1989, at 11:45 o'clock AM, and recorded in book M89 on page 10087 or as file/reel number 1141, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer

By Pauline M. Muelken Deputy

\$8.00

54 JUN 7 AM 11 45 '88