

4328 MTL-22022-P

WARRANTY DEED

Vol. m89 Page 15827

KNOW ALL MEN BY THESE PRESENTS, That

VERLE A. EGGLESTON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LOIS ERNETTE HALL, 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:

Lct 13, GARDEN TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3809-3500-3800

SUBJECT TO: Liens and encumbrances of record including Trust Deed in favor of James A. DeChaineau, recorded in Volume M88, page 9424, Microfilm Records of Klamath County, which buyer herein does not agree to assume and pay, and seller further agrees to hold buyer harmless therefrom.

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,

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 \$ 26,000.00

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 24th day of August, 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.

Verle A. Eggleston
Verle A. Eggleston

STATE OF OREGON,
County of Klamath)
ss. 24th 19 89

Personally appeared the above named
Verle A. Eggleston

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

STATE OF OREGON, County of _____)
ss. _____

Personally appeared _____ and
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)

OFFICIAL
SEAL
Before me:
Erin M. J. Jones
Notary Public for Oregon
My commission expires: 8/16/92

Verle A. Eggleston
3963 Freida
Klamath Falls OR 97603
GRANTOR'S NAME AND ADDRESS
Lois Ernette Hall
1604 Etna
Klamath Falls OR 97601
GRANTEE'S NAME AND ADDRESS

Also appearing to be:
Lois Ernette Hall
1604 Etna
Klamath Falls OR 97601
NAME, ADDRESS, ZIP

Used in change to name and all the statements shall be seen in the following address:
Lois Ernette Hall
Sum. address

NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath)
ss. _____

I certify that the within instrument was
received for record on the 24th
day of Aug., 19 89,
at 2:38 o'clock P.M., and recorded
in book M89 on page 15827 or as
file/reel number 4328
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mullen Deputy

Fee \$8.00

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY