

5547

MTC 22103-P

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

MARY KISIS

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DARLENE J. TUCKER, 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 LEGAL DESCRIPTION AS IT APPEARS ON THE ATTACHED EXHIBIT "A".

"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 \$ 18,500.00.  
~~However, the grantor hereby certifies that the consideration of money paid for this property is not applicable, which in the whole or in part of the consideration paid for this property, the consideration of money paid for this property should be deleted.~~  
~~SS. 09/28/89~~

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 21<sup>st</sup> day of September, 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.

Mary Kisis  
 Mary Kisis

STATE OF OREGON,  
 County of Klamath

Personally appeared the above named Mary Kisis, 19 89 ss.

Personally appeared the above named Mary Kisis

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

(OFFICIAL SEAL) [Signature]  
 Notary Public for Oregon  
 My commission expires: 7/13/93

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

Personally appeared \_\_\_\_\_, 19 \_\_\_\_\_, 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: \_\_\_\_\_

MARY KISIS

GRANTOR'S NAME AND ADDRESS

DARLENE J. TUCKER

411 N. 6th St.  
 Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

DARLENE J. TUCKER

411 N. 6th  
 Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

DARLENE J. TUCKER

411 N. 6th  
 Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of \_\_\_\_\_

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

17951

EXHIBIT "A"  
LEGAL DESCRIPTION

A portion of Lot 6 and a strip of land off the West side of Lot 7 in Block 45 of FIRST 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, and more particularly described as follows:

Beginning on the Easterly side of Sixth Street at a point 30 feet Northwesterly from the corner of Washington Street and Sixth Street; thence Northeasterly and parallel with Washington Street 52.1 feet, more or less, to the Easterly side of said Lot 6, and thence continuing on the same course 7.3 feet into Lot 7; thence Northwesterly and parallel with Sixth Street 80 feet to the alley; thence Southwesterly along the Southerly line of said alley 7.3 feet; thence Southeasterly along the Easterly line of Lot 6, 50 feet; thence Southwesterly and parallel with Washington Street 52.1 feet, more or less, to the Easterly line of Sixth Street; thence Southeasterly along said line of Sixth Street 30 feet, more or less, to the point of beginning.

ALSO a portion of Lot 6 and 7 in Block 45, FIRST 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, more particularly described as follows:

Beginning at most Southerly corner of Lot 6, Block 45, FIRST ADDITION to the City of Klamath Falls, Oregon; thence Northeasterly along Washington Street 59.4 feet; thence Northwesterly and parallel to Sixth Street, 30 feet; thence Southwesterly and parallel to Washington Street 59.4 feet; thence Southeasterly along Sixth Street 30 feet to point of beginning.

Tax Account No: 3809 032AB 08400  
3809 032AB 08500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 22nd day  
of Sept. A.D., 19 89 at 10:47 o'clock A.M., and duly recorded in Vol. M89  
of Deeds on Page 17950.

FEE \$13.00

Evelyn Biehn County Clerk

By D. J. Mullendore