

4536

MT 22484-P

WARRANT/DEED

Vol 1189 Page 1189

WOODROW FRANKLIN POLLOCK & MELINDA ANN

Beginning at the most Northerly corner of Lot 1 in Block 41 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; thence Southwesterly on Lincoln Street 35.2 feet; thence Southeasterly and parallel to 4th Street 110 feet to alley; thence Northeasterly along alley 35.2 feet; thence Northwesterly along 4th Street to the place of beginning, being a portion of Lot 1, Block 41 of FIRST ADDITION to the City of Klamath Falls.

Tax Account No. 3809-32BA-11900

Tax Account No. 3809-32BA-11900
 "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 said grantor shall defend, maintain and every part and parcel thereof against the lawful claims of all third parties claiming any interest in the above premises.

is lawfully seized in fee simple and its interest is duly reflected in the public record and apparent upon the land, if any, as or the date hereof.

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 \$ 35,500.00.

This document contains no representation or warranty by the grantor regarding the validity of the debt or the enforceability of the security instrument.

The true and actual consideration paid for this transfer, stated in terms of dollars,
is \$95-03-020-
The singular includes the plural and all grammatical
forms equally to corporations and to individuals.
December 19 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 1st day of December, 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.

Woodrow Franklin Pollock
Woodrow Franklin Pollock

and seal affixed by its officers, duly authorized and
Woodrow Franklin Pollock

Melinda Ann Pollock) ss
STATE OF OREGON, County of _____
10

STATE OF OREGON,
County of Klamath ss.
12/1, 1989

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 _____.

Personally appeared the above named _____
Woodrow Franklin Pollock & Melinda
Ann Pollock

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

_____, 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.

(OFFICIAL

Before me: _____ (OFFICIAL SEAL)

(OFFICIAL
 SEAL)

Camela Spence
 Before me CAMELA J. SPENCER
NOTARY PUBLIC-OREGON
 Notary Public for Oregon 8/16/92
 My commission expires:

Notary Public for Oregon
My commission expires:

My commission expires _____
Woodrow Franklin Pollock & Melinda Ann Pollock

STATE OF OREGON.

4609 Villa Dr
Klamath Falls OR 97603

County of Klamath
I, certify that the within instrument was
received for record on the 1st
day of December, 1989
at 2:26 o'clock P. M., and recorded
in book MB9 on page 23324 or a
file/reel number 8586

Virginia I. Paxton
532 N 4th
Vlamatin Hall OR 9760

STACT - AS SERVTD
RIR
RECALLERS US

After recording return to:
Virginia I. Paxton
532 N 4th
Klamath Hall of 9760
NAME, ADDRESS, ZIP

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

Until a change in names of all tax statements shall be sent to the following address:
Virginia I. Paxton
 532 N 4th
 Klamath Falls, OR 97601
 NAME, ADDRESS, ZIP

Evelyn Biehn, County Clerk
By Bernetha J. Heltsch Recording Officer
Deputy
Fee \$8.00

MOUNTAIN TITLE COMPANY