

OK

8622

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Mary Phyllis Tucker

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Mary Phyllis Tucker and Janice Claire Demetrakos, hereinafter called the grantee, 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:

Track 4 of Pleasant Home Tracts

4814 Cottage Avenue, Klamath Falls, Oregon

(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

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. and that

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$-0-

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 4th day of December, 1989, 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.

THIS INSTRUMENT WILL NOT ALLOW USE OR 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.

Mary Phyllis Tucker

STATE OF OREGON,

County of Klamath

ss.

December 4, 1989

Personally appeared the above named

Mary Phyllis Tucker

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

April 1, 1990

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

Mary Phyllis Tucker

4814 Cottage Avenue

Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

Janice Claire Demetrakos

1860 Manzanita Street

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mary Phyllis Tucker

4814 Cottage Avenue

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

Until it is requested all tax statements shall be sent to the following address:

James

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 4th day of December, 1989, at 11:13 o'clock A.M., and recorded in book/reel/volume No. M89 on page 23396 or as fee/title/instrument/microfilm/reception No. 8622, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pamela D. Kitch Deputy

Fee \$8.00

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