

8655

WTC 21627-1

WARRANTY DEED

Vol. 1289 Page 23454

KNOW ALL MEN BY THESE PRESENTS, That MARGIE P. SIMPSON, also known as MARGIE SIMPSON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIS D. DOLLARHYDE & LOIS M. DOLLARHYDE, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances therunto belonging or appertaining, situated in the County of Clatsop and State of Oregon, described as follows, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF.

"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 \$ 10,000.00

However, if the actual consideration for this transfer is less than the sum of dollars and cents stated above, then the sum of dollars and cents stated above shall be deemed to be the actual consideration for this transfer, and the sum of dollars and cents stated above shall be deemed to be the actual consideration for this transfer, and the sum of dollars and cents stated above shall be deemed to be the actual consideration for this transfer.

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.

Margie P. Simpson  
Margie P. Simpson

STATE OF OREGON, TEXAS

County of Clatsop, ss.  
Personally appeared the above named Margie P. Simpson

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 \_\_\_\_\_

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: \_\_\_\_\_  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

(OFFICIAL SEAL)

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

CHARLIE C. McCONNICO  
MY COMMISSION EXPIRES  
ON 12/27/92  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 12/27/91

MARGIE P. SIMPSON

242 Box 265E

Clatsop OR 97133

GRANTOR'S NAME AND ADDRESS

WILLIS D. &amp; LOIS M. DOLLARHYDE

PO Box 207

Crescent OR 97133

GRANTEE'S NAME AND ADDRESS

WILLIS D. &amp; LOIS M. DOLLARHYDE

PO Box 207

Crescent OR 97133

NAME, ADDRESS, ZIP

WILLIS D. &amp; LOIS M. DOLLARHYDE

PO Box 207

Crescent OR 97133

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_, ss.

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

23455

EXHIBIT "A"  
LEGAL DESCRIPTION

## PARCEL 1

Lots 5 and 6, Block 32 CRESCENT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## PARCEL 2

Lots 7, 8, and 9, Block 32, CRESCENT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 2409 030DB 06300  
2409 030DB 06400  
2409 030DB 06500  
2409 030DB 06600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 4th day  
of December A.D. 19 89 at 2:31 o'clock P. M., and duly recorded in Vol. M89  
of deeds on Page 23454

FEE \$13.00

Evelyn Biehn

County Clerk

By

Bernetha Schetsch