

9940

MTC 22859-1

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Shirley L. Olson

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Lori J. Hurtado, 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: Lot 5, 6, 7, and 8, Block 41, SECOND 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 TOGETHER WITH that portion of vacated alley which inured thereto.

Tax Account No 3809 029AC 10000

"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 all those of record and those 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 \$ 6,500.00

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 5 day of January, 19 90; 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.

Shirley L. Olson

Shirley L. Olson

STATE OF OREGON,
County of Washington ss.
January 5, 19 90

Personally appeared the above named
Shirley L. Olson

STATE OF OREGON, County of) ss.
, 19 .

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:

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires:

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

NOTARY PUBLIC
OFFICIAL SEAL
Notary Public for Oregon
My commission expires: 11-21-93

Shirley L. Olson
11940 SW Summercrest Dr
Tigard, OR 97223
GRANTOR'S NAME AND ADDRESS

Lori J. Hurtado
116 West Oregon Avenue
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Lori J. Hurtado
116 West Oregon Avenue
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Lori J. Hurtado
116 West Oregon Avenue
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON, ss.
County of Klamath

I certify that the within instrument was
received for record on the 9th
day of Jan, 19 90,
at 11:42 o'clock A.M., and recorded
in book M90 on page 482 or as
file/reel number 9940
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
B. Pauline Mulender Deputy

Fee \$28.00

MOUNTAIN TITLE COMPANY

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