

OK

11270

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

BETTINA MARY O'LEARY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GLADYS SHELTON

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:

The Northerly 37 feet of the following described property:

The Easterly 20 feet of Lot 56, Lot 57 and Lot 58, Block 18, Industrial Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

(also known as 2134 Stukel Street, 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

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 \$ 20,500.00

~~the whole of the above described premises~~ (The sentence between the symbols $\textcircled{0}$, 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 7 day of February, 1990; 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 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.

Gladys Shelton

GLADYS SHELTON, Conservator of the Conservatorship of Bettina Mary O'Leary
Klamath County Case No. 82-40G

STATE OF OREGON,

County of KlamathFebruary 7, 1990

Personally appeared the above named

GLADYS SHELTON

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

Before me

NOTARY
(OFFICIAL SEAL)

Betty Crank

Notary Public for Oregon

My commission expires: 8-12-91

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 be-

half 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)

Bettina Mary O'Leary

348 Martin St.

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Gladys Shelton

348 Martin St.

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

NAME, ADDRESS, ZIP

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

Gladys Shelton

348 Martin St.

Klamath Falls, OR 97601

STATE OF OREGON,

County of Klamath

I certify that the within instru-

ment was received for record on the

12th day of Feb., 1990,at 11:54 o'clock A.M., and recordedin book/reel/volume No. M90 onpage 2856 or as fee/file/instru-ment/microfilm/reception No. 11270,

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By *Ruth M. Mullins* Deputy

Fee \$28.00

90 FEB 12 AM 11:54