

OK 14378

WARRANTY DEED

Vol. m90 Page 8364

KNOW ALL MEN BY THESE PRESENTS, That Howard W. Nixon and Dorothy M. Nixon, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ELVIE L. HUGHES and LILLIAN R. HUGHES, 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, 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:

Lots 10, 11 and 12 of Block 3; Lots 1, 2 and 3 of Block 4, together with the vacated portion of Garden Avenue adjacent thereto, in the vacated plat of North Bly, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.  
TOGETHER WITH the adjoining sixty foot vacated Stewart Street adjacent thereto.

THIS DOCUMENT IS BEING RE-RECORDED TO CORRECT THE LEGAL DESCRIPTION IN DEED RECORDED NOVEMBER 13, 1979 IN DEED VOLUME M79 AT PAGE 26760, MICROFILM RECORDS OF KLAMATH COUNTY, 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 except those of record and those apparent on the land

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 \$... None. 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 29th day of April, 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.

x Howard W. Nixon  
x Dorothy M. Nixon

STATE OF OREGON, )  
County of Klamath ) ss.  
April 29, 1990

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.

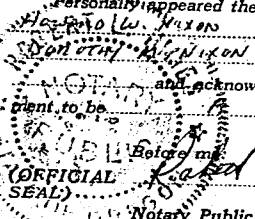
Before me:

(OFFICIAL SEAL)

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

(If executed by a corporation, affix corporate seal)

Personally appeared the above named \_\_\_\_\_ and \_\_\_\_\_ and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.



Notary Public for Oregon

My commission expires: 1/28/91

Howard W. Nixon and Dorothy M. Nixon

GRANTOR'S NAME AND ADDRESS

Elvie L. Hughes and Lillian R. Hughes

GRANTEE'S NAME AND ADDRESS

KLAMATH FIRST FEDERAL SAVINGS & LOAN ASSOCIATION  
2943 South Sixth Street  
Klamath Falls, Oregon 97603

\_\_\_\_\_ following address.

KLAMATH FIRST FEDERAL SAVINGS & LOAN ASSOCIATION  
2943 South Sixth Street  
Klamath Falls, Oregon 97603

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, )

County of Klamath ) ss.

I certify that the within instrument was received for record on the 3rd day of May, 1990, at 10:34 a'clock A.M., and recorded in book/reel/volume No. M90 on page 8364 or as fee/file/instrument/microfilm/reception No. 14378, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By \_\_\_\_\_ Deputy

Fee \$28.00