

14780

WARRANTY DEED

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MTC #23467-DN

KNOW ALL MEN BY THESE PRESENTS, That
ALICE M. GALLOWAY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called Kurt A. Helmers and Sandra L. Helmers, husband and wife
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 19 and the North 25 feet of Lot 18, Block 4, RIVERVIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH a 1970 Skyline Mobile Home, Serial #S11183F, and license #X42372 which is firmly affixed to the property described herein

"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 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 \$ 26,000.00.
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 11th day of May, 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.

Alice M. Galloway
Alice M. Galloway

STATE OF OREGON,)
County of Klamath) ss.
May 11, 19 90

Personally appeared the above named _____
Alice M. Galloway

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

(OFFICIAL SEAL) Dana M. Nielsen
Before me:
DANA M. NIELSEN
NOTARY PUBLIC-OREGON
My Commission Expires 12/31/94
Notary Public for Oregon
My commission expires: _____

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: _____

Alice M. Galloway
324 Riverside Drive
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Kurt & Sandra Helmers
2203 Grape Street
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath
I certify that the within instrument was received for record on the 11th day of May, 19 90, at 4:05 o'clock PM., and recorded in book M90 on page 9073 or as file/reel number 14780.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mullins Deputy

Fee \$28.00