

15617

## WARRANTY DEED

GARY J. HUTCHISON AND SHARAN K. HUTCHISON,

KNOW ALL MEN BY THESE PRESENTS, That

HUSBAND AND WIFE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BOBBY B. JONES AND TERESA K. JONES, HUSBAND AND WIFEthe 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:

The South one-half of Lot 14 in Block 3, ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Easterly 5 feet thereof, acquired by Klamath County in Volume 348 at Page 589, Deed Records of Klamath County, Oregon.

Assessors Account No. 41-3909-03DC-4100  
Assessors Key No. 529422

"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 to the land

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 \$ 55,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the subject of the consideration (hereinafter 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 1st day of June, 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.

Gary J. Hutchison  
Gary J. Hutchison

Sharan K. Hutchison  
Sharan K. Hutchison

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
June 1, 19 90.

STATE OF OREGON, )  
County of Klamath ) ss.  
June 1, 19 90.

Personally appeared the above named \_\_\_\_\_

Gary J. and Sharan K. Hutchison

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

Before me: Judith L. Morgado  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: 8-31-91

Before me:

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Gary J. & Sharan K. Hutchison

GRANTOR'S NAME AND ADDRESS  
Bobby B. & Teresa K. Jones  
2910 Bishop St.  
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS  
AND RECORDING RETURN BY:  
Klamath First Federal Savings  
340 Main St.  
Klamath Falls OR 97601

NAME, ADDRESS, ZIP  
Shane As Above

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.  
County of Klamath

I certify that the within instrument was received for record on the 1st day of June, 19 90, at 3:47 o'clock P M., and recorded in book M90 on page 10602 or as file/reel number 15617.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Douline M. M. M. Deputy

Fee \$28.00