

OK 19569

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

Theresa F. Kennedy

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

Daneen Dee Westerberg

, 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:

Lot 7, Block 48, FIRST ADDITION to the City of Klamath Falls, Oregon: ALSO that part of Block 8 of EWAUNA HEIGHTS ADDITION to the City of Klamath Falls, Oregon, described as follows, to wit: Beginning at a point on Washington Street 52.8 feet Northeasterly from the corner of Washington and Third Streets; thence Northeasterly along the Northerly line of Washington Street 29.6 feet, more or less, to the South line of the NE 1/4 of the NW 1/4 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian; thence West along the South line of the NE 1/4 of the NW 1/4 of said Section 32, 47.3 feet, more or less, to a point North 51°15' West of the point of beginning; thence South 51°15' East 36.9 feet, more or less, to the point of beginning.

(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 \$ 32,500.00

~~However, the consideration herein stated shall not be deemed to constitute the consideration for the purpose of the recording of this deed, but shall be deemed to constitute the consideration for the purpose of the recording of this deed, if the consideration for the purpose of the recording of this deed is not stated in the deed.~~

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 31 day of August, 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.

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.

STATE OF OREGON,

County of Klamath

August 31, 19 90.

Personally appeared the above named

Theresa F. Kennedy

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

OFFICIAL SEAL

Notary Public for Oregon

My commission expires: April 1, 1994

STATE OF OREGON, County of) ss.

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Personally appeared

and 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)

Theresa F. Kennedy

GRANTOR'S NAME AND ADDRESS

Daneen Dee Westerberg

1823 Logan Street

Klamath Falls, Oregon 97603

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,

County of Klamath) ss.

I certify that the within instrument was received for record on the 31st day of Aug., 1990, at 10:45 o'clock A.M., and recorded in book/reel/volume No. M90 on page 17480 or as fee/title/instrument/microfilm/reception No. 19569, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

Fee \$28.00

By Dan M. Mendenhall Deputy

58 AUG 31 AM 10 45

58.00