

21621

WARRANTY DEED

Vol. m90 Page 21070

KNOW ALL MEN BY THESE PRESENTS, That Furman Tupper

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Lynn Estenson and Jill Trigg, 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:

All of Lot 27 and that part of lot 28 in said BAILEY TRACTS, commencing at the Northwest corner of said Lot 27 above described; thence North along the Westerly line of Lot 28 a distance of 42 feet; thence Easterly parallel to the Northerly line of said Lot 27, 107 feet; thence at right angles South a distance of 28½ feet; thence Easterly parallel to the Northerly line of said Lot 27 a distance of 198½ feet; more or less to the Easterly line of said Lot 28; thence Southerly along the Easterly line of said Lot 28 to the Northeasterly corner of said Lot 27; thence Westerly along the said Northerly line of said Lot 27, 304.28 feet, more or less, to the place 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 \$ 12,000.00

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 25th day of April, 1988; 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 TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

His Mark: Witnessed by: Walt O. [Signature]
FURMAN TUPPER Jill Trigg

STATE OF OREGON,)
County of Klamath) ss.
April 25, 1988

STATE OF OREGON, County of Klamath) ss.
April 25, 1988

Personally appeared Furman Tupper and [Signature] 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 Furman Tupper

and acknowledged the foregoing instrument as his voluntary act and deed.

Before me, [Signature]
Notary Public for Oregon
My commission expires: 5-12-90

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 19th day of Oct., 1990, at 11:32 o'clock A.M., and recorded in book/reel/volume No. M90 on page 21070 or as fee/file/instrument/microfilm/reception No. 21621, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Douglas M. [Signature] Deputy

Fee \$28.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

Lynn Estenson
2885 Willard St
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

(If change is requested, all statements shall be made to the [Recorder's] address.)

SAME

NAME, ADDRESS, ZIP