

21872

HTC F24408-DN

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS That Anna G. Antrim, as to Parcel 1 and Anna G. Antrim, Trustee of the Anna Gertrude Antrim Family Trust, as to Parcel 2 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Richard E. Werdeman and Hazel L. Werdeman, husband and wife, the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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:

PARCEL 1: Lot 38, Block 36, KLAMATH FOREST ESTATES, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Trst Account No: 3510 027A0 04000

PARCEL 2: Lot 39, Block 36, KLAMATH FOREST ESTATES, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Trst Account No: 3510 027A0 04100

MOUNTAIN TITLE COMPANY

"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 \$ 4,000.00. ~~There is no consideration paid for this transfer, stated in terms of dollars, is \$ 4,000.00. This instrument is void and of no effect except as to the property described herein.~~

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 15 day of October, 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.

STATE OF OREGON, County of Washington ss.
October 15, 1990

Anna G. Antrim
Anna G. Antrim
Anna G. Antrim, Trustee
Anna G. Antrim, Trustee

Personally appeared the above named
Anna G. Antrim, individually and
Trustee for the Anna Gertrude
Antrim Family Trust

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

Before me:
Notary Public for Oregon, Utah
My commission expires: 11-5-93



STATE OF OREGON, County of _____ ss.
The foregoing instrument was acknowledged before me this _____, 19____, by _____, president, and by _____, secretary of _____

a _____ corporation, on behalf of the corporation.
Notary Public for Oregon
My commission expires: _____ (SEAL)

Anna G. Antrim
811 East 300 South Street
St. George, UT 84077

Richard & Hazel Werdeman
624 Tibbitts Street
St. George, UT 84077

SAME AS GRANTEE

NAME, ADDRESS, ZIP
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 25th day of Oct., 19 90, at 3:31 o'clock P.M., and recorded in book M90 on page 21497 or as file/reel number 21872. Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Debra M. Mendenhall Deputy

Fee \$28.00