

25230

MTC #24941-K

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Alice M. Hankins

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Eugene Ferris and Nancy Jeannette Ferris, husband and wife, hereinafter called 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:  
A tract of land situated in Lot 39, HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the most Northwesterly corner of said Lot 39; thence Southeasterly along the Northerly line of said lot, 100 feet; thence Southwest at right angles to the Easterly line of Hope Street, as now located; thence Northerly along the Easterly line of Hope Street to its intersection with the Northwesterly line of said Lot; thence Northeasterly along said Northwesterly line of said lot to the point of beginning.  
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 to the land 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 \$ 23,000.00

~~Having received the consideration hereinbefore stated, the grantor hereby warrants and forever defends the title to the premises described in this instrument, together with the appurtenances thereto, to the grantee, his heirs, successors and assigns, against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.~~

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 24th day of January, 19 91; 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 Klamath ) ss.  
January 25, 19 91

Gary L. Hankins as attorney in fact for Alice M. Hankins  
Gary L. Hankins as attorney in fact for Alice M. Hankins

Personally appeared the above named Gary L. Hankins as attorney in fact for Alice M. Hankins

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

Before me: Nancy M. Munin  
Notary Public for Oregon  
My commission expires: 6/8/92

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)

Alice M. Hankins 133 Henry Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS
Eugene Ferris & Nancy Jeannette Ferris 4750 Harlan Dr. Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS
Eugene Ferris and Nancy Jeannette Ferris 4750 Harlan Dr. Klamath Falls, OR 97603
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address: Eugene Ferris and Nancy Jeannette Ferris 4750 Harlan Dr. Klamath Falls, OR 97603
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 Jan., 19 91, at 12:01 o'clock PM., and recorded in book M91 on page 1671 or as file/reel number 25230, Record of Deeds of said county.  
Witness my hand and seal of County affixed.  
Evelyn Biehn, County Clerk  
Recording Officer  
By Debra M. Miller Deputy

Fee \$28.00

MOUNTAIN TITLE COMPANY

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