

OK

31127

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

Nancy L. Anderson who took title

as Nancy L. Kappas

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

Charles C. Kappas

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:

an undivided one-half interest in the following described real property:

Lot 8 in Block 4 of FIRST ADDITION TO MOYINA^{MANOR}, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: easements, rights of way of record and those apparent on the land.

trust deed in favor of Klamath First Federal Savings and Loan Association, dated August 15, 1979, recorded in Vol. M79, page 19798, Microfilm records, Klamath County, Oregon, which grantee assumes and agrees to pay and hold the grantor harmless therefrom.

(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 \$ 14,900.00

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).^⓪ (The sentence between the symbols ^⓪, 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 June, 1991; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so 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.

Nancy L. Anderson

STATE OF OREGON, County of Klamath) ss.This instrument was acknowledged before me on June 25th, 1991,by Nancy L. Anderson

This instrument was acknowledged before me on _____, 19____,

by _____

as _____

of _____

Nancy M. Mulender
Notary Public for Oregon
My commission expires 6/8/92

Nancy L. Anderson

P.O. Box 398

Keno, OR 97627

GRANTOR'S NAME AND ADDRESS

Charles C. Kappas

142 Jay St.

Klamath Falls, OR 97601

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 26th day of June, 1991, at 9:12 o'clock A.M., and recorded in book/reel/volume No. M91 on page 12182 or as fee/tile/instrument/microfilm/reception No. 31127, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By *Pauline Mulender* Deputy

Fee \$28.00

21 JUN 25 AM 9 12