

33056 WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That ALAN K. GRANT AND DEBORAH R. GRANT, Husband and Wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James R. Hawkins, 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 9 and the Southerly one-half of Lot 10 in Block 8 of DIXON ADDITION TO the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath Falls, Oregon

(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 except easements and restrictions of record and those apparent on the face of the land and common to the area, 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 \$ 34,000.00

~~How ever, the whole or any part of the above described premises, or any interest therein, shall be subject to a mortgage in favor of the lender of the money so loaned, to secure the repayment of the money so loaned, and the interest thereon, as provided in the promissory note or notes given by the grantee to the lender of the money so loaned, and the grantor hereby covenants to and with the grantee and grantee's heirs, successors and assigns, that the 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.~~

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 10 day of October, 1979; 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.

(If executed by a corporation, affix corporate seal)

STATE OF ~~XXXXXX~~ CALIFORNIA)
County of SAN DIEGO) ss.
OCTOBER 10, 1979

Personally appeared the above named Alan K. Grant and Deborah R. Grant

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

Before me: JEAN ROUSE
(OFFICIAL SEAL) NOTARY PUBLIC for the State of California
My Commission Expires: FEB. 12, 1980

ALAN K. GRANT
DEBORAH R. GRANT
STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____, and _____ 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: _____

Alan K. Grant and Deborah Grant
3144 AURORA VISTA DR.
SPRING VALLEY, CA. 92077
GRANTOR'S NAME AND ADDRESS

James R. Hawkins
GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath First Federal Savings & Loan
540 Main St.
KLAMATH FALLS, OREGON 97601

Until a change is requested all tax statements shall be sent to the following address:
same as above

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 9th day of Aug., 1991, at 1:36 o'clock P.M., and recorded in book/reel/volume No. M91 on page 15667 or as document/fee/file/instrument/microfilm No. 33056. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Deborah R. Grant Deputy

Fee \$28.00