

35404

WARRANTY DEED

Vol. m91 Page 19987KNOW ALL MEN BY THESE PRESENTS, That SHIRLEY W. O'MALLEY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD D. HENSLEY AND MARJORIE A. HENSLEY, 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 24, Block 1, BRYANT TRACTS NO. 2, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM a strip of land 5 feet wide along the North side of said Lot, conveyed to Klamath County by deed recorded June 4, 1958 in Book 299 at page 638, Deed Records.

(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 EXCEPTING items of record & listed 1-8 & 10 in Stewart Title Policy #31239/0-5201-13610 including Trust Deed recorded 8/7/87 Book M-87 Page 14190 amount \$13,300.00 between O'Malley & Depuy which Grantee assumes & agrees to pay & taxes 1991-92 not yet due or payable 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 \$ 15,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration indicated 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 1st day of October, 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.

Shirley W. O'Malley

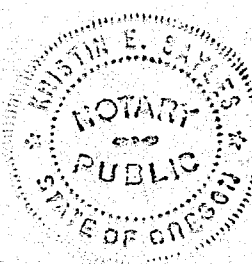
STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on _____ ss.

by Shirley W. O'Malley October 1, 1991

This instrument was acknowledged before me on _____, 19____

by _____ as _____ of _____



Kristin E. Sayles

Notary Public for Oregon

My commission expires 5-26-92

Shirley W. O'Malley
1433 Derby Street
Klamath Falls, Oregon 97603
 GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Donald D. Hensley & Marjorie A. Hensley
3429 Crest
Klamath Falls, Oregon 97603
 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Donald D. Hensley & Marjorie A. Hensley
3129 Crest
Klamath Falls, Oregon 97603
 NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 1st day of October, 1991, at 4:12 o'clock P.M., and recorded in book/reel/volume No. M91 on page 19987 or as fee/file/instrument/microfilm/reception No. 35404, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
 NAME TITLE

By Doreen Mullender Deputy

Fee \$28.00

ck
 28.00

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