

35664

WARRANTY DEED

Vol. m91 Page 20816

KNOW ALL MEN BY THESE PRESENTS, That

NORMA L. ROBERTSON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called DONALD R. DARDEN and BEVERLY A. DARDEN, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as 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 \$ 3,500.00

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 3 day of Oct, 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.

X Norma L. Robertson
NORMA L. ROBERTSON

STATE OF OREGON,

County of Washington, ss.

Oct. 3, 19 91.
Personally appeared the above named
NORMA L. ROBERTSON

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

Before me:

Bonnie K. Mulhearn

Notary Public for Oregon

My commission expires: 9-12-93

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 _____ (SEAL)
My commission expires: _____

NORMA L. ROBERTSON

10823 SW 62 PLACE

PORTLAND, OR 97219

GRANTOR'S NAME AND ADDRESS

DONALD R. DARDEN and BEVERLY A. DARDEN

1321 WILFORD

KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS

DONALD R. DARDEN and BEVERLY A. DARDEN

1321 WILFORD

KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

After recording, all tax statements shall be sent to the following address:

DONALD R. DARDEN and BEVERLY A. DARDEN

1321 WILFORD

KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of _____

I certify that the within instrument was
received for record on the _____
day of _____, 19 _____,
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/reel number _____.

Record of Deeds of said county.

Witness my hand and seal of County
affixed.

By _____ Recording Officer
Deputy

MTC NO: 26343-KR

EXHIBIT A
LEGAL DESCRIPTION

The Northerly 40 feet of Lot 25, Block 13, FAIRVIEW ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and ALSO:

Beginning at the Northeast corner of Lot 25, Block 13, FAIRVIEW ADDITION to the City of Klamath Falls, Klamath County, Oregon, thence Easterly along the Northerly line extended of said Lot 25 a distance of 44 feet; thence Southerly parallel to the Easterly line of said Lot 25 a distance of 40 feet; thence Westerly parallel to said Northerly line of Lot 25 extended a distance of 44 feet to the Easterly line of said Lot 25; thence Northerly along the Easterly line of said Lot 25 to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 7th day
of Oct. A.D., 19 91 at 3:12 o'clock P.M., and duly recorded in Vol. M91
of Deeds on Page 20816.

FEE \$33.00

Evelyn Biehn . County Clerk

By Dorothy Mulholland