

38408

mtcaldrey

WARRANTY DEED

Vol. m91 Page 25674

KNOW ALL MEN BY THESE PRESENTS, That  
HUSBAND AND WIFE

STEPHEN JAMES HART AND TERRI HALL HART

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FREDRICK D. HARTIN, JR. AND NITA G. HARTIN, 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:

Lot 7, Block 14, TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and apparent to the land

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 \$65,000.00

~~However, the actual consideration consists of the interest in the property or value given or promised which is the whole or part of the consideration (indicate 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 3rd day of December, 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.  
December 3, 19 91

Stephen James Hart

Terri Hall Hart

STATE OF CALIFORNIA )  
COUNTY OF San Bernardino ) ss.  
On December 6, 1991, before me, the undersigned, a Notary Public in and for said State, personally appeared **\*\*STEPHEN JAMES HART AND TERRI HALL HART\*\***

ss.  
I acknowledged before me this

on behalf of the corporation.

(SEAL)

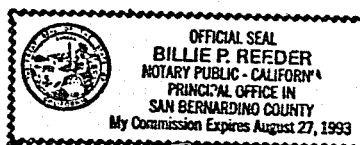
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.

Signature

BILLIE P. REEDER

art



STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 9th day of Dec., 19 91, at 4:02 o'clock PM., and recorded in book M91 on page 25674 or as file/reel number 38408

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Deborah Muelender Deputy

Fee \$28.00

Fredrick D. Hartin Jr.

Nita G. Hartin

5032 Laurelwood Drive, Klamath Falls, OR

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal

2943 S. 6th St.

Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

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

Klamath First Federal

2943 S. 6th St.

Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

3001-6(82) (Individual) First American Title Company