

OK 39868

WARRANTY DEED

Vol 92 Page 954

KNOW ALL MEN BY THESE PRESENTS, That

Phil R. Hays and Patricia J. Hays, husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
ROCKEY W. WARNER AND KELLI D. WARNER, 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, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

LOT 12, BLOCK 3, TRACT NO. 1145, NOB HILL, A RE-SUBDIVISION OF PORTIONS OF NOB HILL,
IRVINGTON HEIGHTS, MOUNTAIN VIEW ADDITION AND ELDORADO HEIGHTS, IN THE COUNTY OF
KLAMATH, STATE OF 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

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 \$ 128,000.00

However, the actual consideration consists of or includes other property or value given or promised which is
the whole 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 day of January, 1992;
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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-
SCRIBED 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.

Phil R. Hays
Phil R. Hays

Patricia J. Hays
Patricia J. Hays

STATE OF OREGON,
County of Klamath } ss.
May 30th, 1991

STATE OF OREGON, County of Klamath } ss.
May 30th, 1991
Personally appeared Patricia J. Hays and

Personally appeared the above named
of Patricia J. Hays wife
of Phil R. Hays

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

and acknowledged the foregoing instru-
ment to be her voluntary act and deed.

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 be-
half of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.

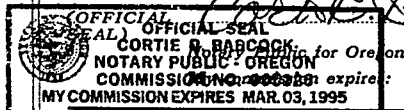
Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation,
affix corporate seal)

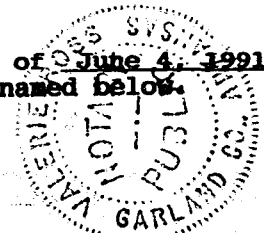


3-3-95

Warranty Deed:

County of Garland in the state of Arkansas on this date of June 4, 1991,
Phil Hays personally appeared before the notary public named below.
My commission expires 7-7-94.

Valerie Ross
Valerie Ross



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 16th day
of Jan. A.D. 1992 at 9:05 o'clock A.M., and duly recorded in Vol. M92
of Deeds on Page 954

FEE \$28.00

Evelyn Biehn County Clerk

By [Signature]

Return: ATC