

OK

40141

WARRANTY DEED

Vol 92 Page 1428

KNOW ALL MEN BY THESE PRESENTS, That Virginia Gilbert

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Patricia L. Ellingson, 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:

That part of Tract 47 of HOMEDALE, according to the official plat thereof on file in the office of the Klamath County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Northeasterly boundary of Tract 47 of HOMEDALE, said point being 72.6 feet Northwesterly from the Northeast corner of Tract 47; thence Southwesterly, parallel to the Westerly boundary of Tract 47, 300.0 feet to the Southerly boundary of Tract 47; thence Northwesterly along the Southerly boundary of Tract 47, 77.20 feet; thence Northeasterly parallel to the Westerly boundary of Tract 47, 300.0 feet to the Northeasterly boundary of Tract 47, thence Southeasterly along said Northeasterly boundary, 77.20 feet to the point of beginning.

(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:

Reservations as contained in deed recorded April 16, 1936 in Volume 106, page 259,

Deed Records of Klamath County, Oregon; and statutory powers, including power of assessment of South Suburban Sanitary District and Enterprise Irrigation District 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 \$

⓪ However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ⓪ (The sentence between the symbols ⓪, 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 \_\_\_\_\_, 19\_\_\_\_; 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.

Wyoming

STATE OF OREGON, County of Sheridan ) ss.

This instrument was acknowledged before me on September 3, 1991,

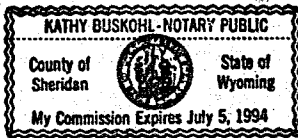
by Kathy Buskohl Notary

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Notary Public for Oregon

My commission expires \_\_\_\_\_

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

PATRICIA L. ELLINGSON  
5236 HARLAN DR.  
KLAMATH FALLS, OR. 97603

NAME, ADDRESS, ZIP

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

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 23rd day of Jan, 1992, at 12:10 o'clock P.M., and recorded in book/reel/volume No. M92 on page 1428 or as fee/title/instrument/microfilm/reception No. 40141 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Paula Mullendore Deputy

Fee \$28.00

01 JAN 22 PM 12 10

91200 OK