

41773

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ASPEN 01038136

WARRANTY DEED

ELLA MAE PAUL and VIRGINIA LICHTENSTERN, not as tenants in common, but with the right of survivorship, hereinafter referred to as Grantors, do hereby grant, bargain, sell and convey unto JOHN R. BANKHEAD and MARILYN S. BANKHEAD, husband and wife, as tenants by the entirety, hereinafter referred to as Grantees, and unto Grantees' heirs, successors and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows:

The Southeasterly half of Lots 8 and 9, Block 13, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the most Easterly corner of Lot 9, Block 13, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence Northwesterly along the Northeasterly line of said Lot 9, 50 feet; thence Southwesterly parallel with Monclaire Street to the Northeasterly line of Cross Street; thence Southeasterly along the Northeasterly line of Cross to the most Southerly corner of Lot 8 in said block and addition; thence Northeasterly along the Northwesterly line of Monclaire Street to the place of beginning.

More commonly referred to as 1200 Monclaire Street, Klamath Falls, Oregon 97601.

to have and to hold the same unto Grantees, their heirs, successors and assigns forever.

Grantors hereby covenant to and with said Grantees, their heirs, successors and assigns, that the above-granted premises is free and clear of all encumbrances, except those noted above, and that Grantors will warrant and forever defend the above-granted premises and every part and parcel thereof against the lawful demands and claims of all persons whomsoever, except those claiming under the above-described encumbrances.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

The true and actual consideration paid for this transfer is \$40,000.

IN WITNESS WHEREOF, the Grantors executed this instrument this 28th day of FEBRUARY, 1992.

Ella Mae Paul
Ella Mae Paul

Virginia Lichtenstern
Virginia Lichtenstern

STATE OF OREGON, County of Klamath) ss.

Before me this 28th day of FEBRUARY, 1992, personally appeared the above-named Grantors, and acknowledged the foregoing instrument to be their voluntary act and deed.

Harlene L. Addington
Notary Public for Oregon
My Commission Expires: MARCH 22, 1993

STATE OF OREGON, County of Klamath) ss.

I certify that the within instrument was received for record on the 4th day of March, 1992 at 3:37 o'clock P.M., and recorded in Vol. M 92, Page 4508 in the Official Records of Klamath County, Oregon. --Deeds.

EVLYN BIENN, County Clerk

By: Debbie Muelandere
Deputy

AFTER RECORDING, RETURN TO:
Michael L. Brant
325 Main Street
Klamath Falls OR 97601

Fee \$30.00

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