

43714

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

LUCILLE E. KNIGHT

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called CHERYL ANN HICKEL, a single woman 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:

The Northwestern 65 feet of Lot 1 in Block 3, FIRST ADDITION TO TONATEE HOMES, 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 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 \$ 58,000.00

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 15th day of April, 19 92; 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.

Lucille E. Knight
LUCILLE E. KNIGHT

STATE OF OREGON,

County of Klamath) ss.
April 15, 19 92 .

Personally appeared the above named _____
LUCILLE E. KNIGHT

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

Before me:

Notary Public for Oregon

My commission expires: 11/16/95

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

My commission expires:

(SEAL)

LUCILLE E. KNIGHT

P.O. BOX 779

FLORENCE, OR 97439

GRANTOR'S NAME AND ADDRESS

CHERYL ANN HICKEL

4335 MEMORIE LANE

KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

ANY RECEIVING PARTY:

CHERYL ANN HICKEL

4335 MEMORIE LANE

KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

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

CHERYL ANN HICKEL

4335 MEMORIE LANE

KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

SPACE RESERVED

FOR

RECORDER'S USE

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 20th day of April, 19 92, at 10:23 clock A.M., and recorded in book M92 on page 8336 or as file/reel number 43714.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By *Debra Muehle* Deputy

Fee \$30.00

92 APR 20 AM 10 23

MOUNTAIN TITLE COMPANY

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