

46942

WTC # 27846-HF

WARRANTY DEED

Vol. m92 Page 14433

KNOW ALL MEN BY THESE PRESENTS, That

RALPH E. WARD and BETTY J. WARD, husband and wife

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

CHRISTIAN G. HEINER and SUZANNE D. HEINER, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 1 in Block 3 of CASCADE PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, 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 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 \$ 65,000.00

the whole consideration for the said premises, as shown by the official plat of said premises, is \$ 65,000.00.

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 30th day of June, 1992, 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.

RALPH E. WARD

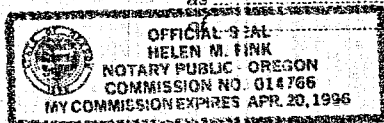
BETTY J. WARD

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on June 30th, 1992, by MICHAEL D. COUCH attorney in fact for Ralph E. Ward and Betty J. Ward

This instrument was acknowledged before me on June 30th, 1992, by

as



Helen M. Fink
Notary Public for Oregon
My commission expires 4/20/96

GRANTOR'S NAME AND ADDRESS
CHRISTIAN G. HEINER & SUZANNE D. HEINER
3441 Hope Street
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS
See Grantee Above

NAME, ADDRESS, ZIP

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

See Grantee Above

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 1st day of July, 1992, at 2:08 o'clock P. M. and recorded in book/reel/volume No. M92 on page 14433 or as fee/tile/instrument/microfilm/reception No. 46942, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Bishn, County Clerk

By Louise M. Mulender Deputy

Fee \$30.00

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