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WARRANTY DEED

Vol 92 Page 14914

Charles Wm and Maria Roberts

KNOW ALL MEN BY THESE PRESENTS, That
(Husband and Wife)

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Russell D. and Patricia C. Hendricks (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:

The North one-half of Lot 3, together with the portion of vacated Lexington Street which inured thereto, Block 28, Hillside Addition to Klamath Falls.

(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 \$ 2,750.00

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 7th day of July, 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.

x Charles William Roberts
Maria Rebecca Roberts

STATE OF OREGON, County of Klamath, ss.

This instrument was acknowledged before me on 7th July, 1992, by Charles Wm. Roberts

This instrument was acknowledged before me on 7th July, 1992, by Maria Rebecca Roberts

as
of

George Douman
Notary Public for Oregon
My commission expires 4-3-93

Charles Wm. and Maria Roberts
P.O. Box 7494
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Russell D. and Patricia C. Hendricks
1434 Johnson Ave.
Klamath Falls, OR 97601 - 2553

GRANTEE'S NAME AND ADDRESS

After recording return to:

Russell D. and Patricia C. Hendricks
1434 Johnson Ave.
Klamath Falls, OR 97601 - 2553

NAME, ADDRESS, ZIP

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

Russell D. Hendricks
1434 Johnson Ave.
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 8th day of July, 1992, at 2:00 o'clock P.M., and recorded in book/reel/volume No. M92 on page 14914 or as fee/file/instrument/microfilm/reception No. 47217, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Russell M. Hendricks Deputy

Fee \$30.00

CK
30.00