32 UL 1 AM 11 43 FORM No. 623-WARRANTY DEED (Individual or Corporate). STEVENS-NESS LAW PUBLISHIN 47537 Vol. mg2Page 15552 MTC. 27874.HF WARRANTY DEED KNOW ALL MEN BY THESE PRESENTS, That IMA WOODARD hereinalter called the grantor, for the consideration hereinalter stated, to grantor paid by LABRY W. HELMS hereinalter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in <u>KLAMATH</u> County, State of Oregon, described as follows, to-wit: The Northerly 70 feet (f Lots 44, 45, 46 and 47 in Block 10 of ST. FRANCIS 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 grantee and grantee's heirs, successors and assigns forever. And grantor hereby covenants to and with 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 to the land, if any, as of the date of this deed grantor will warrant and forever defend the premises and every part and parcel thereol against the lawful claims and demands of all persons whomscever, except those claiming under the above described encumbrances. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$...45,000.00.... ©XHYFYZRX XAR XXKIINX BARXAH AN'A XXXHXXXX XX XXXHHHER BIILHX BARHX BARHX BARHX KA XHHER XH XHHER XH XHHER XH X the sound of the consideration of the sound In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals. In Witness Whereof, the grantor has executed this instrument this 13th day of July if a corporate grantor, it has caused its name to be signed and its seal, it any, affixed by an officer or other person duly authorized to do so by order of its board of directors. long THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-SCRIBED 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 PROFERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES. 7.) IMA WOODARD This instrument was acknowledged before me on _____July_13____ by INA WOODARD This instrument was acknowledged before m by as 6000000 OFFICIAL SEAL HELEN M. FINK NOTARY PUBLIC - ORE(-ON COMMISSION NO. 014'66 NY COMMISSION EXPRES APR.:0, 1396 Robert Notary Public for Oregon My commission expires ... IMA WOODARD STATE OF OREGON. 2370 HOMEDALE RD. SS. County of Klamath Klamth Falls, OR 97603 I certily that the within instrument Grantor's Name and Addies was received for record on the 15t bay LARRY W. HELMS of ______ July _____, 19 92, at SPACE RESERVED book/reel/volume No. M92 on page FOR RECORDER'S USE After recording return to (Name, Address, Zip): ment/microfilm/reception No. 47537, LARRY W. HELMS 2636 GETTLE STREET Record of Deeds of said County. Witness my hand and seal of KLAMATH FALLS, OR 976(3 County affixed. Until requested otherwise send all tax statements to (No LARRY W. HELMS Evelyn Biehn, County Clerk 2636 GETTLE STREET TITLE KLAMATH FALLS, OR 976(3 By Paulene Muthenolog Deputy. Fee \$30.00