

48691

WARRANTY DEED MTC 27964-LB

Vol. m92 Page 17736

KNOW ALL MEN BY THESE PRESENTS, That MICHAEL PETRICKO and ELLA G. PETRICKO, as tenants in common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by C. MICHAEL HARTFIELD and WANDA HARTFIELD, 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, 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:

Lot 17, Block 2, TRACT NO. 1145, NOB HILL REPLAT, a subdivision of portions of NOB HILL, IRVINGTON HEIGHTS, MOUNTAIN VIEW ADDITION and ELDORADO HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"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 \$ 103,000.00

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 10th day of August, 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.

STATE OF OREGON,
County of Klamath) ss.
August 10, 19 92

Personally appeared the above named
MICHAEL PETRICKO
ELLA G. PETRICKO

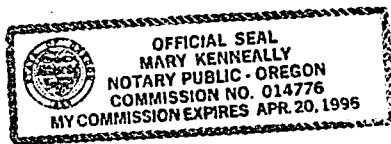
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Mary Kenneally
Notary Public for Oregon
My commission expires: 4/29/96

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 _____ (SEAL)
My commission expires: _____



MICHAEL PETRICKO and ELLA G. PETRICKO
1840 WILDING PLACE
SLAYTON, OR 97383-9569

GRANTOR'S NAME AND ADDRESS

C. MICHAEL HARTFIELD and WANDA HARTFIELD
123 RIDGE CREST DRIVE
KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

C. MICHAEL HARTFIELD and WANDA HARTFIELD
123 RIDGE CREST DRIVE
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

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

C. MICHAEL HARTFIELD and WANDA HARTFIELD
123 RIDGE CREST DRIVE
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath
I certify that the within instrument was received for record on the 10th day of Aug., 19 92, at 9:58 o'clock A M., and recorded in book M92 on page 17736 or as file/reel number 48691.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Douglas M. Nix Deputy

Fee \$30.00