

49344

WARRANTY DEED
MTC. 28233-KR

Vol. m92 Page 18743

KNOW ALL MEN BY THESE PRESENTS, That BARBARA KOSTA, Conservator of the Estate
of HARRIETTE B. HARDMAN, a protected person

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HAROLD LLOYD RICHARDSON and WENDY LEE RICHARDSON, husband & 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 28, PLEASANT HOME TRACTS, 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 all those of record and those apparent upon the land as of the date of this deed and that

tor 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 \$ 17,500.00

[illegible]

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 18th 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.

THE ESTATE OF HARRIETTE B. HARDMAN, a
by: Barbara Kosta /protected person
BARBARA KOSTA, Conservator

STATE OF OREGON,)
County of Klamath) ss.
August 18 19 92

Personally appeared the above named BARBARA KOSTA, Conservator of the Estate of Harriette B. Hardman, a protected person

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

Before me: Christine Red

Notary Public for Oregon
My Commission Expires 11/12/95

My commission expires: 11/10/72

OFFICIAL SEAL
KRISTI L REDD
NOTARY PUBLIC - OREGON
COMMISSION NO. 010431

MY COMMISSION EXPIRES NOV. 16, 1995

THE ESTATE OF HARRIETTE B. HARDMAN

123 N. 4th
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

HAROLD LLOYD RICHARDSON & WENDY LEE

5106 Barry Ave.
Klamath Falls, OR 97603

After recording return to:

HAROLD LYNN BECHARDSON 2 HUNTER AVE

HAROLD LLOYD RICHARDSON & MENDI LEE
5106 Barry Ave.
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

HAROLD LLOYD RICHARDSON & WENDY LEE
5106 Barry Ave.

Klamath Falls, OR 97603

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)

STATE OF OREGON,
County of Klamath

I certify that the within instrument was received for record on the 20th day of Aug 19 92

at 9:27 o'clock A M., and recorded
in book M92 on page 18743 or as
file/reel number 49366

Record of Deeds of said county.
Witness my hand and seal of County
officed

Evelyn Biehn, County Clerk
Recording Officer

Fee \$30.00

MOUNTAIN TITLE COMPANY