

49378

WARRANTY DEED
MTZ 27742-KR

Vol 92 Page 18786

KNOW ALL MEN BY THESE PRESENTS, That

JOHN WILLIAM HAMMONS and SANDRA R. HAMMONS, husband and wife

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

GARY L. LYBBERT and MICHELLE D. LYBBERT, 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:

The South 30 feet of Lot 16 and the North 40 feet of Lot 17, WEST PARK ADDITION, 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 \$ 51,900.00

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 17th 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 17, 19 92

JOHN WILLIAM HAMMONS

SANDRA R. HAMMONS

Personally appeared the above named

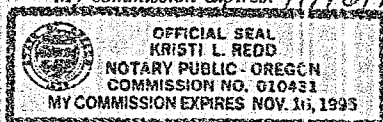
JOHN WILLIAM HAMMONS

SANDRA R. HAMMONS

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

Before me:

Kristi L. Redd
Notary Public for Oregon
My commission expires: 11/16/95



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,

ss.

County of Klamath

I certify that the within instrument was

received for record on the 20thday of Aug., 19 92,at 2:14 o'clock P. M., and recordedin book M92 on page 18786 or asfile/reel number 49378,

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Caroline Minkende Deputy

Fee \$30.00