

49975

WARRANTY DEED
MTC 28341

Vol. m92 Page 19789

KNOW ALL MEN BY THESE PRESENTS, That Charles Richard Hill

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Daniel J. Calise and Cynthia L. Calise, 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 40 feet of Lots 440 and 441 in Block 126, HILLS ADDITION TO THE CITY OF KLAMATH FALLS, 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 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 of the date of this deed, and taxes for the fiscal year 1992-1993, a lien not yet due and payable, 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 \$ 31,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 28th day of August, 1992; 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 28, 1992

Charles Richard Hill

Personally appeared the above named
Charles Richard Hill

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

Before me:

Tracie V. Chandler
Notary Public for Oregon
My commission expires: 7-6-94

STATE OF OREGON, County of) ss.

The foregoing instrument was acknowledged before me this

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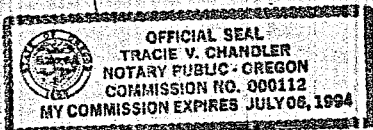
, president, and by

secretary of

a corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires: (SEAL)



Charles Richard Hill

11216 248th Avenue E

Buckley, WA 98321

GRANTOR'S NAME AND ADDRESS

Daniel J. and Cynthia L. Calise

717 Mitchell St.

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal Savings & Loan

540 Main St.

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Klamath First Federal Savings & Loan

540 Main St.

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was
received for record on the 31st
day of Aug., 1992,
at 1:35 o'clock P.M., and recorded
in book M92 on page 19789 or as
file/reel number 49975.

Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Muelendorp Deputy

Fee \$30.00