

OK 50541

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Jessie Winona Ward

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

Jessie Winona Ward and Carl J. Ward

, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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:

All that portion of Lots 5 and 6, Block 41, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning on the East line of Sixth Street in the City of Klamath Falls, Oregon, at a point distant 35 feet Southeasterly from the intersection of the Southerly line of Washington Street with the said line of Sixth Street; thence Northeasterly parallel with Washington Street 90 feet; thence Southeasterly and parallel with Sixth Street 49 feet; thence Southwesterly parallel with Washington Street, 90 feet to the East line of Sixth Street; thence Northwesterly along said line of Sixth Street 49 feet to the place of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances

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 \$ -0-

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 11th day of September, 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.

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.

Jessie Winona Ward

STATE OF OREGON, County of Klamath, 9/11, 1992

STATE OF OREGON, County of , ss.

Personally appeared , 19 , and who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: Notary Public for Oregon My commission expires: 11/23/94

Before me: Notary Public for Oregon My commission expires:

(If executed by a corporation, affix corporate seal)

Jessie Winona Ward  
325 N. 6th St.  
Klamath Falls, OR 97601

Jessie Winona Ward & Carl J. Ward  
325 N. 6th St.  
Klamath Falls, OR 97601

After recording return to:  
Jessie Winona Ward & Carl J. Ward  
325 N. 6th St.  
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address.  
Jessie Winona Ward  
325 N. 6th St.  
Klamath Falls, OR 97601

STATE OF OREGON, County of Klamath, ss.

I certify that the within instrument was received for record on the 11th day of Sept., 1992, at 3:01 o'clock P.M., and recorded in book/reel/volume No. M92 on page 20832 or as fee/file/instrument/microfilm/reception No. 50541 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

SPACE RESERVED FOR RECORDER'S USE

Fee \$30.00

By Debra M. Mullins Deputy