

OK 52058

WARRANTY DEED

Vol. M92 Page 23580

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM C. WAMBAUGH and ROSETTA M. WAMBAUGH, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SHEREE S. CRADDOCK, 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:

Lot 34 of FAIRACRES, Klamath County, Oregon.

Reserving unto Grantors a life estate.

(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 except as above stated and liens, assessments, rules and regulations for irrigation, drainage and sewage and reservation, restrictions, easements, and rights of way of record and those apparent on the land. 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 7th day of October, 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.

STATE OF OREGON,)
County of Klamath) ss.
October 7, 1992.

Personally appeared the above named William C. Wambaugh and Rosetta M. Wambaugh

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

Before me: Toni A. Utley
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 2-6-96

WILLIAM L. WAMBAUGH
Rosetta Wambaugh
ROSETTA M. WAMBAUGH
STATE OF OREGON, County of) ss.
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Personally appeared 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: (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: (If executed by a corporation, affix corporate seal)

WILLIAM C. & ROSETTA M. WAMBAUGH
1518 Kane Street
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS

SHEREE S. CRADDOCK
1518 Kane Street
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:

WILLIAM C. & ROSETTA M. WAMBAUGH
1518 Kane Street
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

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

WILLIAM C. & ROSETTA M. WAMBAUGH
1518 Kane Street
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

OFFICIAL SEAL
TONI A. UTLEY
NOTARY PUBLIC - OREGON
COMMISSION NO. 013051
MY COMMISSION EXPIRES FEB. 06, 1996

SPACE RESERVED
FOR
RECORDER'S USE

I certify that the within instrument was received for record on the 8th day of Oct., 1992 at 11:14 o'clock A.M., and recorded in book/reel/volume No. M92 on page 23580 or as fee/tile/instrument/microfilm/reception No. 52058, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Pauline M. Mendenhall Deputy

Fee - \$30.00

ck
30.00