

OK 52593

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Marjorie F. Monroe

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Edward Hepokoski and Norma Rolston, with rights of survivorship, 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:

A tract of land situated in the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 34, Township 34 South Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the West line of Lalakes Avenue and the South line of Schonchin Street; thence Southerly along the West line of Lalakes Avenue, 179 feet to the point of beginning; thence continuing South along Lalakes Avenue, 71 feet; thence Northwesterly parallel to Schonchin Street to the East line of Charley Avenue; thence Northeasterly along Charley Avenue, 74.05 feet; thence Southeasterly parallel to Schonchin Street to the point of beginning, being Lot 60 and the Southerly portion of Lot 59 of unrecorded SPINKS ADDITION.

(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 \$ 24,000.00.
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 \circ , 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 8th day of October, 1992; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so 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.

Marjorie F. Monroe

STATE OF OREGON, County of KLAMATH
This instrument was acknowledged before me on October 8, 1992,
by Marjorie Monroe,
This instrument was acknowledged before me on _____, 19____,
by _____

Della M. Harreguy
DELLA M. HARREGUY
NOTARY PUBLIC-OREGON
My Commission Expires 10-20-92

Della M. Harreguy
Notary Public for Oregon
My commission expires 10-20-92

Marjorie Monroe
P.O. Box 689
Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS
Edward Hepokoski & Norma Rolston
11478 Forest View Dr.
Nevada City, CA 95959

After recording return to:

Edward Hepokoski
11478 Forest View Dr.
Nevada City, CA 95959
NAME, ADDRESS, ZIP

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

11478 Forest View Dr.
Nevada City, CA 95959
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 21st day of Oct., 1992, at 9:38 o'clock A.M., and recorded in book/reel/volume No. M92 on page 24615 or as fee/file/instrument/microfilm/reception No. 52593 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Rauline Muehlendate Deputy

Fee \$3.00