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54512

## WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Konrad Wilbert E. Konrad and Phyllis J.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Martha Tidwell, 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:

Lots 9, 10, & 12 EXCEPT THEREFROM the West 230 feet from said Lots, ALSO EXCEPT THEREFROM that portion of Lots 9 & 10 lying Northeasterly of Southwest right of way line of the main Enterprise Irrigation Canal and all of Lot 11; all in Block 2 HOMELAND TRACTS.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

(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

This Deed does not warrant that Grantee can make any particular anticipated use of said property, and that use of said property may be restricted by governmental zoning and use regulations 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 \$                    .  
 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 27 day of August, 1984, 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.

(If executed by a corporation, affix corporate seal)

Wilbert E. Konrad  
Phyllis J. Konrad

STATE OF OREGON,

County of Klamath } ss.August 27, 1984

Personally appeared the above named

Wilbert E. Konrad and  
Phyllis J. Konrad

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 9/1/84STATE OF OREGON, County of                      ) ss.19            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                     

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:                     

(OFFICIAL SEAL)

Wilbert E. & Phyllis J. Konrad  
Box 426

Keno, Oregon 97601  
 GRANTOR'S NAME AND ADDRESS

Martha Tidwell  
2357 Kane  
Klamath Falls, OR 97603  
 GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

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

Martha Tidwell  
2357 Kane  
Klamath Falls, OR 97603  
 NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 30th day of Nov., 1992, at 11:12 o'clock A.M., and recorded in book/reel/volume No. M92 on page 28247 or as document fee/file/instrument/microfilm No. 54512 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
 NAME TITLE

By Christine M. Mendenhall Deputy

Fee \$30.00

CA 30.00