

55473

WARRANTY DEED

Vol. 92 Page 30317

KNOW ALL MEN BY THESE PRESENTS, That Charles D. Mrkvicka and Nancy J. Mrkvicka, as  
Tenants by the Entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James L. Rollins and Shirley N. Rollins, 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:

PLEASE SEE REVERSE SIDE OF THIS DOCUMENT

"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 is 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 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 \$ 45,000.00.  
~~However, the actual consideration paid for this transfer is not to be taken into account in the computation of the tax which is the subject of this deed.~~ (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 21<sup>st</sup> day of December, 19 92; 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.  
December 21, 19 92

Personally appeared the above named  
Charles D. Mrkvicka and  
Nancy J. Mrkvicka

Charles D. Mrkvicka  
Charles D. Mrkvicka  
Nancy J. Mrkvicka  
Nancy J. Mrkvicka

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

Before me: Judith L. Caldwell  
Notary Public for Oregon  
My commission expires: 8-31-95

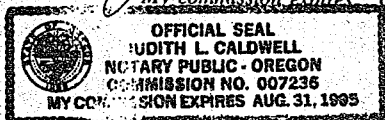
STATE OF OREGON, County of \_\_\_\_\_ ) ss.

The foregoing instrument was acknowledged before me this

\_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_,  
\_\_\_\_\_, president, and by \_\_\_\_\_,  
\_\_\_\_\_, secretary of \_\_\_\_\_

a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon \_\_\_\_\_  
My commission expires: \_\_\_\_\_ (SEAL)



Charles D. & Nancy J. Mrkvicka

GRANTOR'S NAME AND ADDRESS

James L. & Shirley N. Rollins

GRANTEE'S NAME AND ADDRESS

Klamath Trust Federal Svc  
540 Main St  
Klamath Falls OR 97601

Klamath Trust Federal Svc  
540 Main St  
Klamath Falls OR 97601

STATE OF OREGON,

ss.

County of \_\_\_\_\_  
I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

## LEGAL DESCRIPTION

## PARCEL 1:

Lots 1, 2 and 3, Block 3 of NORTH BLY, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and adjoining sixty foot vacated Stewart Street, vacated by Order of Vacation recorded July 22, 1955 in Volume 276, page 160, Deed Records of Klamath County, Oregon.

## PARCEL 2:

Vacated Lots 10, 11 and 12 of Block 3; Vacated Lots 1, 2, and 3 of Block 4, together with the vacated portion of Garden Avenue adjacent thereto in the vacated portion of NORTH BLY, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, vacated by order filed January 16, 1952 in Klamath County Commissioners Journal 21 page 158.

## PARCEL 3:

The adjoining 60 foot vacated Stewart Street adjacent to:

Vacated Lots 10, 11 and 12 of Block 3; Vacated Lots 1, 2, and 3 of Block 4, together with the vacated portion of Garden Avenue adjacent thereto in the vacated portion of NORTH BLY, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, vacated by order filed January 16, 1952 in Klamath County Commissioners Journal 21 page 158.

\* \* \* END \* \* \*

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 21st day  
of Dec. A.D., 19 92 at 3:22 o'clock PM., and duly recorded in Vol. M92,  
of Deeds on Page 30317.

FEE \$35.00

Evelyn Biehn, County Clerk

By Adeline Mueller