

56229

MTC 28986

WARRANTY DEED

Vol. 1093 Page 751

KNOW ALL MEN BY THESE PRESENTS, That William W. Watson and Elizabeth S. Watson

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Rollie D. Knaggs,
a single man, 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 \$ 44,750.00.
~~XXXXXX THE ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 44,750.00. THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 44,750.00. THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 44,750.00.~~

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 7 day of January, 19 93; 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 California)
)
 County of Sonoma) ss.
January 7th, 1993.

William W. Watson
 William W. Watson
Elizabeth S. Watson
 Elizabeth S. Watson

Personally appeared the above named _____
William W. Watson

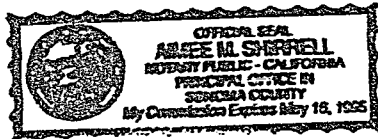
_____ and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

[Signature]
 Notary Public for Oregon California)
 My commission expires: May 14th 1995

California
 STATE OF OREGON, County of Sonoma) ss.
 The foregoing instrument was acknowledged before me this
7th of January, 1993, by _____,
 _____ president, and by _____,
 _____ secretary of _____

a _____ corporation, on behalf of the corporation.
 Notary Public for Oregon _____
 My commission expires: _____ (SEAL)



William W. Watson and Elizabeth S. Watson

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 _____ of page _____ or as file/reel number _____, Record of Deeds of said county. Witness my hand and seal of County affixed.

By _____ Recording Officer
 _____ Deputy

GRANTOR'S NAME AND ADDRESS

Rollie D. Knaggs
601 Alameda Ave.
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

Klamath First Federal
P. O. Box 5270
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Klamath First Federal
P. O. Box 5270
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

All of that part of Lots 12 and 13, Block 26, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at a point on the line between Lots 11 and 12, Block 26, said Hot Springs Addition, which point is half way between the Northeasterly line of Alameda Street and the Southwesterly line of the alley located between said Lots 11 and 12 and Lot 6 of said Block; thence from said point of beginning in a Southeasterly direction through said Lots 12 and 13 on a line parallel to the line of the alley aforesaid to the Northwesterly line of Esplanade Street; thence Southwesterly along said line of Esplanade Street to the Northeasterly line of Alameda Street; thence Northwesterly along the Northeasterly line of Alameda Street to the Southwesterly corner common to said Lots 11 and 12; thence in a Northeasterly direction along the lot line between said Lots 11 and 12 to the point of beginning.

* * * END * * *

STATE OF OREGON,

County of Klamath

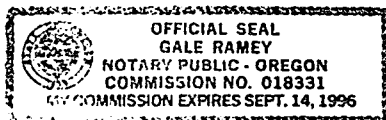
ss.

FORM NO. 23 — ACKNOWLEDGMENT
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 8th day of January, 19 93, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Elizabeth S. Watson

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Gale Ramey
Notary Public for Oregon
My Commission expires 9-14-96

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 11th day of Jan. A.D., 19 93 at 11:49 o'clock A M., and duly recorded in Vol. M93 of Deeds on Page 751.

FEE \$35.00

Evelyn Biehn - County Clerk

By Douglas M. Mullen