

OK 57320

K-44909

WARRANTY DEED

1992 FEB 2 AM 11 16
KNOW ALL MEN BY THESE PRESENTS, That KAREN M. NOLLER

Vol. 93 Page 2797

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

TOMMY ALLEN ZACHARIAS, 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:

Beginning at a point on the Southwesterly boundary of Lot 23 of Homedale which point is North 66°33' West, 360.5 feet from the most Southerly corner of said Lot 23; thence North 66°33' West 102.45 feet to a point; thence North 22°15' East a distance of 295.7 feet to a point on the Northerly line of Lot 24; thence South 70°37' East along the Northeasterly boundary of Lot 24 and 23 to a point 309.92 feet Northeasterly of the Point of Beginning; thence South 16°58 1/2' West 309.92 feet to the point of beginning.

(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 those of record including that certain Trust Deed dated 7/18/91, recorded 7/18/91 in Vol. M 91, Page 14073, Mortgage Records of Klamath County, Oregon to secure payment of \$46,000, which Grantee is to pay. 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 \$ 46,000.

⊙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 2nd day of March, 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.

Karen M. Noller
KAREN M. NOLLER

STATE OF OREGON,

County of Klamath } ss.
March 20, 1992

Personally appeared the above named

KAREN M. NOLLER

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 12/9/92

STATE OF OREGON, County of } ss.
March 20, 1992

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)

KAREN M. NOLLER

124 N. 2nd Street

Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS

TOMMY ALLEN ZACHARIAS

5603 Harlan Drive

Klamath Falls OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

MICHAEL L. BRANT

325 Main Street

Klamath Falls OR 97601

NAME, ADDRESS, ZIP

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

TOMMY ALLEN ZACHARIAS

5603 Harlan Drive

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 8th day of Feb., 1993, at 11:16 o'clock A.M., and recorded in book/reel/volume No. M93 on page 2797 or as fee/file/instrument/microfilm/reception No. 57320 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk...
NAME TITLE

By _____ Deputy

Fee \$30.00

SPACE RESERVED
FOR
RECORDER'S USE