

58314

WARRANTY DEED

m9c- 22295-HF

KNOW ALL MEN BY THESE PRESENTS, That
HAROLD H. WATKINS

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

TONIA HICKMAN

, 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:

Lot 18 of KENNICOTT COUNTRY ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"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 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 \$ 49,500.00

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 26 day of February 1993; 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.

Harold H. Watkins
HAROLD H. WATKINS

STATE OF OREGON,

County of Klamath ss.
2/26, 1993.

Personally appeared the above named
HAROLD H. WATKINS

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

Before me:

Helen M. Fink
Notary Public for Oregon
My commission expires:



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)

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 5th day of March 1993 at 9:20 o'clock A. M. and recorded in book M93 on page 4641 or as filed reel number 58314

Record of Deeds of said county

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

B. D. Quinn, Deputy

Fee \$30.00