

58731

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WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Helen Shuck

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Harold W. Dearborn, 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, 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:

The Northerly 35 feet of Lots 1 and 2 in Block 307 of DARROW 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.

Notice of Abatement Proceedings, recorded December 23, 1992, in Book M-92 at Page 30632.

Account No. 3809 33DD TL 4400 Key No. 633960

Property is conveyed in strictly "as is" condition with no warranty as to physical condition nor as to habitability.

(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

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 \$14,000.00. However, the actual consideration consists of or includes other property or value given or promised which is hereby considered (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 16th day of March, 1993, if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

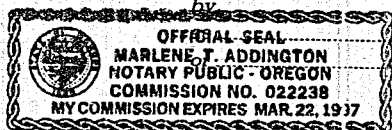
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Helen Shuck

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on March 16, 1993, by Helen Shuck

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,



Marlene T. Addington  
Notary Public for Oregon  
My commission expires 3-22-97

Helen Shuck  
1888 Melrose  
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Harold W. Dearborn

GRANTEE'S NAME AND ADDRESS

After recording return to:

Harold W. Dearborn  
40 2972 So. 6th Street  
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Harold W. Dearborn  
2972 So. 6th St.  
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 17th day of March, 1993, at 10:44 o'clock A.M., and recorded in book/reel/volume No. M93 on page 5499 or as fee/file/instrument/microfilm/reception No. 58731, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Debra M. Mulendare Deputy

Fee \$30.00