



## WARRANTY DEED

01040026 *ATC*  
AFTER RECORDING RETURN TO:

H. W. PAYNE

M. E. PAYNE

5106 ANKENY

KLAMATH FALLS, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

BEVERLY D. HAMMES, hereinafter called GRANTOR(S), convey(s) to  
H. W. PAYNE and MARIA E. PAYNE, husband and wife with full  
rights of survivorship, hereinafter called GRANTEE(S), all that  
real property situated in the County of KLAMATH, State of  
Oregon, described as:

THE E 1/2 OF LOT 55, BLOCK 3, TRACT NO. 1064, FIRST ADDITION TO  
GATEWOOD, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

CODE 63 MAP 3909-14CR-TL 13300

*NEB*  
"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."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record if any, and apparent upon the land and will warrant  
and defend the same against all persons who may lawfully claim  
the same, except as shown above.

The true and actual consideration for this transfer is  
\$73,500.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 12th day of JULY, 1993.

*Beverly D. Hammes*  
BEVERLY D. HAMMES

STATE OF OREGON, County of KLAMATH)ss.

JULY 12, 1993.

Personally appeared the above named BEVERLY D. HAMMES and  
acknowledged the foregoing instrument to be HER voluntary act  
and deed.

Before me: *Rozalyn J. Quisenberry*  
Notary Public for OREGON  
My Commission Expires: *June 17 1997*

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 13th day  
of July 93 at 10:56 o'clock A.M., and duly recorded in Vol. M93  
of Deeds on Page 16831.

FEE \$30.00

Evelyn Biehn County Clerk  
By *Darlene M. Mullaney*

