

NL

66141

WARRANTY DEED

Vol. 1993 Page 20095

KNOW ALL MEN BY THESE PRESENTS, That William E. Dwyer

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Helen H. Dwyer

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows,

to-wit: Lot Four (4) in Block Fifty-Four (54) of Second Addition Hot Springs, to the City of Klamath Falls, Oregon according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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 reservations, restrictions, easements and rights-of-way of record, and those apparent upon the land, and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above, and that grantor will warrant and forever defend the 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 \$ None. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 11th day of August, 1993; if a corporate grantor, it has caused its name to be signed and its seal, if any, 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.

William E. Dwyer

STATE OF OREGON, County of Klamath ss. This instrument was acknowledged before me on August 11, 1993.

by William E. Dwyer

This instrument was acknowledged before me on August 11, 1993.

by _____

as _____

of _____

Loray Shaw

Notary Public for Oregon
My commission expires 9-24-93
NOTARY PUBLIC FOR OREGON

Grantor's Name and Address	
Grantee's Name and Address	
After recording return to (Name, Address, Zip):	<u>Helen H. Dwyer</u> <u>442 Michigan Avenue</u> <u>Klamath Falls, Oregon 97601</u>
Until requested otherwise send all tax statements to (Name, Address, Zip):	<u>Helen H. Dwyer</u> <u>442 Michigan Avenue</u> <u>Klamath Falls, Oregon 97601</u>

SPACE RESERVED
FOR
RECORDER'S USE

FEE: \$30.00

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was received for record on the 12th day of August, 1993, at 11:26 o'clock A.M. and recorded in book/reel/volume No. 20095 on page 20095 and/or as fee/file/instrument/microfilm/reception No. 66141. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE
B. Pauline Nichols Deputy.