

NL 70586

ATC 40599  
WARRANTY DEED

Vol. M93 Page 28719

KNOW ALL MEN BY THESE PRESENTS, That CLARA SHAPARD FINK, SINGLE,

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

CYNTHIA LOUISE ARCHULETA, SINGLE.

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:

THE EAST one-half of Lots 2 and 3 in Block 30, of Hillside Addition 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 regulations, including levies, liens and utility assessments of the City of Klamath Falls, and conditions, restrictions, easements and assessments as shown on the recorded plat of Hillside Addition to the City of Klamath Falls, 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 \$ 5830.00

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 13<sup>th</sup> day of October, 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.

Tennessee  
STATE OF OREGON, County of Davidson ss.

This instrument was acknowledged before me on October 13, 1993,  
by Clara Shapard Fink

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,  
by \_\_\_\_\_,  
as \_\_\_\_\_,  
of \_\_\_\_\_.

*Ruby Margo*  
Notary Public for Tennessee

My commission expires My Commission Expires Sept. 24, 1994

Grantor's Name and Address

Cynthia Louise Archuleta  
1335 Johnson Ave  
Klamath Falls, Oregon

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Cynthia Archuleta  
1335 Johnson Ave  
Klamath Falls OR 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):

Cynthia L. Archuleta  
1335 Johnson Ave  
Klamath Falls OR 97601

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, } ss.  
County of Klamath

I certify that the within instrument was received for record on the 1st day of Nov., 1993, at 10:56 o'clock A.M., and recorded in book/reel/volume No. M93 on page 28719 and/or as fee/file/instrument/microfilm/reception No. 70586, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE  
By *Pauline M. Mendenhall*, Deputy.

Fee \$30.00