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WARRANTY DEED

MTC 31519-KR

KNOW ALL MEN BY THESE PRESENTS, That OTIS ARNOLD ANDERSON and ALICE ANDERSON as TENANTS BY THE ENTIRETY, as to PARCEL 1 RONALD M. ANDERSON and HEIDI JEAN FREDERICK as known as ** *hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* _____, RICHARD L. GARBUTT and PATRICIA A. GARBUTT, Husband and Wife _____, *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:*

**HEIDI JEAN FREDERICK ANDERSON as TENANTS BY THE ENTIRETY, as to PARCEL 2

PARCEL 1: Lot 11 and the Southwesterly 20 feet of 12 in Block 43 of HILLSIDE 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.

PARCEL 2: The Northeasterly 30 feet of Lot 12 and all of Lot 13 in Block 43 of HILLSIDE 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.

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"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 to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930

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 $ 75,000.00 .

~~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 5 *day of* November, *19* 93 *; 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.*

Otis Arnold Anderson
OTIS ARNOLD ANDERSON

Alice Anderson
ALICE ANDERSON

Ronald M. Anderson
RONALD M. ANDERSON

Heidi Jean Frederick Anderson
HEIDI JEAN FREDERICK ANDERSON

STATE OF OREGON,)
County of Marion) *ss.*
November 5, *19* 93 .

Personally appeared the above named Otis Arnold Anderson, Alice Anderson Ronald M. Anderson & Heidi Jean Frederick Anderson *and acknowledged the foregoing instrument to be* their *voluntary act and deed.*

Before me: Kimberly D. Sealey
Notary Public for Oregon
My commission expires:

OFFICIAL SEAL
KIMBERLY D. SEALEY
NOTARY PUBLIC-OREGON
COMMISSION NO. 024810
MY COMMISSION EXPIRES JULY 19, 1997

STATE OF OREGON, County of _____) *ss.*
The foregoing instrument was acknowledged before me this _____, *19* ____, *by* _____, *president, and by* _____, *secretary of* _____ *corporation, on behalf of the corporation.*

Notary Public for Oregon _____
My commission expires: *(SEAL)*

Otis Arnold Anderson, et al
1199 Chemawa Loop NE
Keizer, OR 97303
GRANTOR'S NAME AND ADDRESS

Richard L. & Patricia A. Garbutt
2045 Earle Street
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Richard L. & Patricia A. Garbutt
2045 Earle Street
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Richard L. & Patricia A. Garbutt
2045 Earle Street
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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 10th *day of* Nov, *19* 93 , *at* 9:37 *o'clock* A *M., and recorded in book* M93 *on page* 29696 *or as file/reel number* 71087 *, Record of Deeds of said county.*
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Muldrow *Deputy*

Fee $30.00

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11-10-93A09:37 RCVD

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