

73988

01-05-94A11:56 RCVD

WARRANTY DEED

MARY RUTH CLUBB

Volume 94 Page 430

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARY RUTH CLUBB AND SALLY L. ABBOTT, NOT AS TENANTS IN COMMON BUT WITH RIGHTS OF** 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:

**SURVIVORSHIP

LOT 1 AND 2 IN BLOCK 6 OF LENOX, ACCORDING TO THE OFFICIAL RECORDS ON FILE THEREOF IN 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

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 \$
 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 5 day of January, 1994; 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

MARY RUTH CLUBB

Mary Ruth Clubb

STATE OF OREGON, County of KLAMATH ss. JANUARY 5, 1994

This instrument was acknowledged before me on

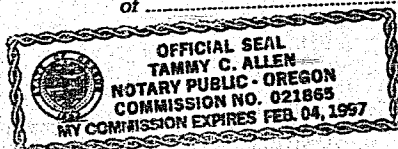
by MARY RUTH CLUBB

This instrument was acknowledged before me on

by

as

of



Tammy C. Allen

Notary Public for Oregon

My commission expires 2/4/97

MARY RUTH CLUBB

3726 EMERALD STREET
KLAMATH FALLS, OR 97601

Grantor's Name and Address

MARY RUTH CLUBB/SALLY L. ABBOTT

3726 EMERALD STREET
KLAMATH FALLS, OR 97601

Grantee's Name and Address

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

MARY RUTH CLUBB

3726 EMERALD STREET
KLAMATH FALLS, OR 97601

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

MARY RUTH CLUBB

3726 EMERALD STREET
KLAMATH FALLS, OR 97601SPACE RESERVED
FOR
RECORDER'S USESTATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 5th day of Jan, 1994, at 11:56 o'clock A.M., and recorded in book/reel/volume No. M94 on page 430 and/or as fee/file/instrument/microfilm/reception No. 73988 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Pauline Mullender Deputy.

Fee \$30.00

CP
30.00