

74983

01-26-94 11:22 RCVD

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Darrold Gene Unive

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

Louisa Mae Brown

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:

Property located at 715 Hwy 422 N., Chiloquin, Oregon.

Legal Description is as follows: All that portion of Lot 6, Section 34, Township 34 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point bearing North 47°12' West 760 feet and North 30°30' East 10.2 feet from the intersection of the Westerly line of LaLakes Avenue with the Northerly line of Chocktoot Street, in the Townsite of West Chiloquin; thence North 47°12' West parallel and distant 10 feet from the County Road, a distance of 60 feet; Thence North 30°30' East parallel to LaLakes Avenue, a distance of 120 feet; thence South 47°12' East a distance of 60 feet; thence South 30°30' West a distance of 120 feet

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) To the Place of Beginning

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 grantees 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 \$2,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 26th 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.

Darrold G. Unive
Louisa M. Brown

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on January 26, 1994, by Darrold G. Unive & Louisa M. Brown

This instrument was acknowledged before me on _____, 19____,

by _____
as _____
of _____



OFFICIAL SEAL
PEGGY IDONAS
NOTARY PUBLIC-OREGON
COMMISSION NO. 003372
MY COMMISSION EXPIRES DEC. 16, 1994

Peggy Idonas
Notary Public for Oregon
My commission expires 12/16/94

Darrold Gene Unive

1930 Summers Lane

Klamath Falls, OR 97603

Grantor's Name and Address

Louisa Mae Brown

715 Hwy 422 N.

Chiloquin, OR 97624

Grantee's Name and Address

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

Louisa M. Brown

P.O. Box 760

Chiloquin, OR 97624

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

Louisa M. Brown

P.O. Box 760

Chiloquin, OR 97624

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 26th day of Jan., 1994, at 11:22 o'clock A.M., and recorded in book/reel/volume No. M94 on page 2655 and/or as fee/file/instrument/microfilm/reception No. 74983, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

Lynette Chiles, Deputy.

FEE: \$30.00