

OA

43251

K-37237  
WARRANTY DEED

Vol. 149 Page 19372

KNOW ALL MEN BY THESE PRESENTS: That  
FLORENCE CHAMBERS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FARON L. BAILEY and TERI L. BAILEY, as to an undivided  $\frac{1}{4}$  interest and MIKE SCHMECK hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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:

as to an undivided  $\frac{1}{4}$  interest.

W $\frac{1}{4}$  of Lot 72, and the Southerly 28 feet of Lot 74, of CASITAS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO easements and rights of way of record and apparent on the land; to liens and assessments of Klamath Irrigation District and South Suburban Sanitary District, and to building and use restrictions of record.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances

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 \$ 8,500.00

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 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 15th day of November, 1984; if a corporate grantor, it has caused its name to be signed and sealed officer by its officers duly authorized thereto by order of its board of directors.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

By: *Billie D. Chambers*  
Her Attorney-In-Fact

STATE OF OREGON,

County of Klamath

ss.

On this the 15th day of November, 1984 personally appeared

BILLIE D. CHAMBERS

who, being duly sworn (or affirmed), did say that he is the attorney in fact for

FLORENCE CHAMBERS

and

that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

Before me,

*Ray M. Moore*  
(Signature)

My Commission Expires: 8/27/87

(Title of Officer)  
STATE OF OREGON

I certify that the within instrument was received for record on the 15th day of November, 1984, at 3:36 o'clock P. M., and recorded in book/reel/volume No. 19372 on page 19372 or as fee/file/instrument/microfilm/reception No. 43251, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By: *Ann Smith* Deputy

Fee: \$5.00

GRANTEE'S NAME AND ADDRESS	
After recording return to:	
Mr. & Mrs. Faron L. Bailey	
4225 Austin,	
Klamath Falls, OR 97603	
NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following address.	
Same as above	
NAME, ADDRESS, ZIP	

OF OREGON: COUNTY OF KLAMATH: ss.

for record at request of Aspen Title the 28th day of April A.D. 19 84 at 1:51 o'clock P. M., and duly recorded in Vol. 174 of Co. Lien Docket on Page 13080

Evelyn Biehn County Clerk

By: *Ann Smith*