

82428

WARRANTY DEED

CECIL D. DAVIES and DOROTHY J. DAVIES, husband and wife, Grantors, convey and warrant to ELMER C. OGBORN and JOANNE M. OGBORN, husband and wife, Grantees, the following real property, free of encumbrances except as specifically set forth below, located in County of Klamath, State of Oregon, legally described as follows, to-wit:

Lot 4, Block 31, FIRST 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.

SUBJECT TO contracts and/or liens for irrigation and/or drainage, the schedule of exclusions from coverage, together with any schedules contained in standard title policies, reservations, easements, restrictions and rights of way of record and those apparent on the land.

ALSO SUBJECT TO rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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.

THE TRUE AND ACTUAL CONSIDERATION for this conveyance is \$52,700.00

DATED this 29<sup>th</sup> day of Sept., 1989.

Also Trustees for the Davies Family Trust.

*Cecil D. Davies - Trustee*

*Dorothy J. Davies - Trustee*

*X Cecil D. Davies*  
CECIL D. DAVIES, Grantor

*X Dorothy J. Davies*  
DOROTHY J. DAVIES, Grantor

STATE OF OREGON/County of Klamath ) ss.

THIS INSTRUMENT was acknowledged before me this 29<sup>th</sup> day of Sept, 1989, by CECIL D. DAVIES and DOROTHY J. DAVIES.

*John F. Obedowski*  
JOHN F. OBEDOWSKI  
NOTARY PUBLIC-OREGON  
My Commission Expires 1-6-91  
GRANTORS NAME AND ADDRESS:  
Cecil D. Davies & Dorothy J. Davies

*John F. Obedowski*  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 1-6-91

STATE OF OREGON )  
County of Klamath ) ss.

GRANTEES NAME AND ADDRESS:  
Elmer C. Ogborn & Joanne M. Ogborn  
2131 Lakeshore Dr.  
Klamath Falls, OR 97601

AFTER RECORDING, RETURN TO:  
Klamath First Federal  
P. O. Box 5270  
Klamath Falls, OR 97601

Until a Change is Requested,  
Tax Statements Should be Sent  
To:  
Klamath First Federal  
P. O. Box 5270  
Klamath Falls, OR 97601

I certify that the within instrument was received for record on the 8th day of June, 1994, at 1:51 o'clock P.-M., and recorded in Book M94 on Page 17966 or as File Reel Number 82428, Record of Deeds of said County.

WITNESS my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By: *Dorene M. Mendenhall*  
Deputy

Fee \$30.00