

WARRANTY DEED

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SHIRYL H. DELIA-ROSE and THOMAS F. DELIA-ROSE, 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:

Lot 13, Block 17, ~~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.

“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.”

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 \$ 55,000.00.

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 27th day of September, 1994, 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.

STATE OF OREGON,
County of Klamath
September 27, 1914

Personally appeared the above named
PATRICK G. WARD
KATHY M. WARD

and acknowledged the foregoing instrument
to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 11/14/95



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 _____ (SEAL)
My commission expires: _____

~~PATRICK G. WARD and KATHY M. WARD~~

3848 Collier Lane

Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

GRANTOR'S NAME AND ADDRESS
SHERYL H. DELLA-ROSE and THOMAS F. DELLA-ROSE

1042 Newcastle

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

SHERYL H. DELLA-ROSE and THOMAS F. DELLA-ROSE

1042 Newcastle

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested, all tax statements shall be sent to the following address:

SHERYL H. DELI

1042 Newcastle

OR 97601

STATE OF OREGON,

SS

County of Klamath

I certify that the within instrument was received for record on the 30th day of Sept, 19 94, at 2:04 o'clock P.M., and recorded in book M94 or page 30691 or as file/reel number 89023.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Cassine M. Mendenhall Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY