

NA

91944

12-02-94A1 :C

RCVD CB 5089

WARRANTY DEED

Vol. m94 Page 36807

KNOW ALL MEN BY THESE PRESENTS, That THOMAS DAVID SHARP

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

VERNERD E. SHARP AND VIVIAN D. SHARP, HUSBAND AND WIFE

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:

LOT 9 AND 10 IN BLOCK 34 IN THE CITY OF MALIN, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

(IF SPACE IS SUFFICIENT, 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

SUBJECT TO: RESERVATIONS AND RESTRICTIONS OF RECORD, RIGHTS OF WAY, AND EASEMENTS OF RECORD AND THOSE APPARENT UPON THE LAND, CONTRACTS AND/OR LIENS FOR IRRIGATION AND/OR DRAINAGE, 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 \$4,683.34

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 2 day of December, 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 FEEDBACK 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.

THOMAS DAVID SHARP

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on December 2, 1994,

by Thomas David Sharp

This instrument was acknowledged before me on 19

by

as



Diane Seymour

Notary Public for Oregon

My commission expires September 18, 1998

Grantor's Name and Address

Grantee's Name and Address

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

KLAMATH COUNTY TITLE COMPANY

422 MAIN STREET

KLAMATH FALLS, OR 97601

Collection #5089

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

Vernerd E. & Vivian D. Sharp

P.O. Box 521

Malin, Oregon 97632

SPACE RESERVED
FOR
RECORDER'S USESTATE OF OREGON, } ss.
County of Klamath }

I certify that the within instrument was received for record on the 2nd day of Dec, 1994, at 11:01 o'clock A.M., and recorded in book/reel/volume No. M94 on page 36807 and/or as fee/file/instrument/microfilm/reception No. 91944, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Denise Mullender Deputy.

Fee \$30.00