

NA

23407

WARRANTY DEED

Vol. M96 Page 25546KNOW ALL MEN BY THESE PRESENTS, That Kelley F. Kilgorehereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by George F. Davison Jr.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:located @ 330 Van Ness Ave, Klamath Falls, Or. 97602,
legal description as follows; Klamath Falls North, Block 2, Lots 1+2, and The north 5' of lots 7 & 8. Tax lot # 3809-29BB-801.

(IF SPACE INSUFFICIENT, 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 except for property taxes due, and bank account payable due to Amerititle on account # 28285.

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 \$ 0.

ⓐ 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 12th day of August, 1996; 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

STATE OF OREGON, County of Klamath) ss.

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

by _____

This instrument was acknowledged before me on Aug. 12, 1996,by Kelley F. KILGORE

as _____

of _____



Cheryl Roberts
Notary Public for Oregon
My commission expires May 2, 1997

Kelley F. Kilgore
P.O. Box 777
K-Falls, Or. 97601
Grantor's Name and Address

Geo. F. Davison Jr.
3480 Duncan Ave NE
Salem Or. 97303
Grantee's Name and Address

After Recording return to (Name, Address, Zip):
Kelley F. Kilgore
P.O. Box 777
K-Falls, Or. 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):
George F. Davison Jr.
3480 Duncan Ave NE
Salem 97303
only

SPACE RESERVED
FOR
RECORDER'S USESTATE OF OREGON,
County of Klamath } ss.I certify that the within instrument was received for record on the 19th day of August, 1996, at 3:11 o'clock P.M., and recorded in book/reel/volume No. M96 on page 25546 and/or as fee/file/instrument/microfilm/reception No. 23407, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G Letsch, County Clerk

NAME

TITLE

By Cheryl Roberts Deputy.

Fee \$30.00