

NA

27112

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Robert J. & Phyllis K. Farieshereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Stephen D. Silva

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:

Beginning at a point on the Southerly line of Lincoln Street, 35.2 feet Southwest of the most Northerly corner of Lot 1, Block 41, First Addition to the City of Klamath Falls, according to the official plat thereof; thence Southwest along the South line of Lincoln Street 35.2 feet; thence Southeasterly, at right angles to Lincoln Street, 110.0 feet; thence Northeasterly, parallel with Lincoln Street, 35.2 feet; thence Northwesterly, at right angles to Lincoln Street, 110.0 feet to the point of beginning.

(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

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 \$ 12,000.00.  
 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, 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 21 day of October, 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.

Robert J. Faries  
Phyllis K. Faries

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on October 21, 1996 by Robert J. Faries & Phyllis K. Faries

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_, 19\_\_\_\_,

as \_\_\_\_\_,

of \_\_\_\_\_.



Rhonda K. Oliver  
 Notary Public for Oregon  
 My commission expires April 10, 2000

Robert &amp; Phyllis Faries

328 Lincoln St.  
Klamath Falls Or. 97601

Grantor's Name and Address

Stephen D. Silva

328 Lincoln St.  
Klamath Falls Or. 97601

Grantee's Name and Address

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

Stephen D. Silva

328 Lincoln St.  
Klamath Falls Or. 97601

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

Stephen D. Silva

328 Lincoln St.  
Klamath Falls Or. 97601SPACE RESERVED  
FOR  
RECORDER'S USESTATE OF OREGON,  
County of Klamath ss.

I certify that the within instrument was received for record on the 21st day of October, 1996, at 3:54 o'clock P.M., and recorded in book/reel/volume No. M96 on page 33319 and/or as fee/title/instrument/microfilm/reception No. 27112, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk.

By Ruthann Ross, Deputy.

Fee: \$30.00

OK 30.00