

HL

29828

WARRANTY DEED

Page 38649

KNOW ALL MEN BY THESE PRESENTS, That JEFFREY ALVIS and JULIE ALVIS, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JEFFREY HAMMERS and MAUREEN HAMMERS, 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:

Parcel 2 of Final Plat of Minor partition 3-90 situate in the SE 1/4 Section 32, Township 40 South, Range 11 East of The Willamette Meridian, in the County of Klamath, State of Oregon.

Code 17 & 23, Map 4011-3200, Tax Lot 1600.
Code 23 & 18, Map 4011-3200, Tax Lot 1600.

(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 those exceptions indicated on Mountain Title Company Preliminary Title Report of October 18, 1993.

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 \$78,700.00. 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 27th day of October, 1993; 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.

JEFFREY ALVIS

JULIE ALVIS

STATE OF OREGON, County of Jackson ss. This instrument was acknowledged before me on October 27, 1993, by JEFFREY ALVIS and JULIE ALVIS. This instrument was acknowledged before me on _____, 19____, by _____ as _____ of _____



Notary Public for Oregon

My commission expires _____

JEFFREY and JULIE ALVIS P.O. Box 1913 Jacksonville, OR 97503
Grantor's Name and Address
JEFFREY and MAUREEN HAMMERS P.O. Box 232 Merrill, OR 97633
Grantee's Name and Address
After recording return to (Name, Address, Zip): Jeffrey and Julie Alvis P.O. Box 232 Merrill, Or. 97633
Until requested otherwise send all tax statements to (Name, Address, Zip): Jeffrey and Maureen Hammers

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was received for record on the 11th day of December, 1996, at 3:43 o'clock P.M., and recorded in book/reel/volume No. M96 on page 38649 and/or as fee/life/instrument/microfilm/reception No. 29828, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

By Kestler Deputy.

Fee: \$30.00