

1-1-74

32905

WARRANTY DEED

Vol. M97 Page 4640

KNOW ALL MEN BY THESE PRESENTS, That CARRIE F. TAYLOR

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

MARY A. STILTNER

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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:

Beginning at a point on the Northerly line of Washington Street, 7.3 feet Northeasterly of the Southwest corner of Lot 7, Block 45, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence Northeasterly along said northerly line of Washington Street, 44.8 feet more or less, to the Southeasterly corner of said Lot 7; thence Northwesterly and following the Easterly line of said Lot 7, 110.0 feet to the alley through said Block 45; thence Southwesterly along the Southerly line of said alley 44.8 feet; thence Southeasterly and parallel with the Easterly line of Sixth Street 110.0 feet to the point of beginning.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

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 of the above granted premises, free from all encumbrances;

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 \$21,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORE 93.030.)

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 28 day of February, 1985, 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.

(If executed by a corporation, affix corporate seal)

This instrument is being recorded as an accommodation only, and has not been examined as to validity, sufficiency or effect it may have upon the herein described property. This courtesy recording has been requested of

STATE OF OREGON, County of Klamath, ss. February 28, 1985. Personally appeared Carrie F. Taylor

Personally appeared the above named

Carrie F. Taylor

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

3-22-85

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Carrie F. Taylor

GRANTOR'S NAME AND ADDRESS

Mary A. Stiltner

GRANTEE'S NAME AND ADDRESS

After recording return to:

Michael C. Miller

601 Main Street, Suite 210

Klamath Falls OR 97601-6007

NAME, ADDRESS, ZIP

Until a change is required all tax statements shall be sent to the following address.

NAME, ADDRESS, ZIP

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 14th day of February, 1985, at 11:34 o'clock A.M., and recorded in book/reel/volume No. M97 on page 4640 or as document/fee/file/instrument/microfilm No. 32905, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

NAME

TITLE

By Kathleen Ross Deputy

Fee: \$30.00

97 FEB 14 AM 1:34