

NS

53859

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Hazel O. Hickman
c/o 3873 Rio Vista Way
Klamath Falls, OR 97603

Grantor's Name and Address

James E. Hickman
1848 Fargo Street
Klamath Falls, OR 97603

Grantee's Name and Address

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

James E. Hickman
1848 Fargo Street
Klamath Falls, OR 97603

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

James E. Hickman
1848 Fargo Street
Klamath Falls, OR 97603

SPACE RESERVED
FOR
RECORDER'S USE

Fee: \$30.00

4.25 c.c.

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument
was received for record on the 27th day
of February, 1998, at
1:39 o'clock P.M., and recorded in
book/reel/volume No. M98 on page
6481 and/or as fee/file/instru-
ment/microfilm/reception No. 53859,
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.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Hazel O. Hickmanhereinafter called grantor, for the consideration hereinafter stated, to grantor paid by James E. Hickman

hereinafter called 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 Three (3) in Block Eight (8) of Pleasant View
Tracts, according to the official plat thereof now
on file in the office of the county clerk of
Klamath County, Oregon.

Subject to contract and/or lien for irrigation
and/or drainage, easements and rights of way record
and those apparent on the land reservations of
record, and to assessments of Suburban Rural Fire
Protective District.

Also known as: 1848 Fargo Street

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto 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 (if no exceptions, so state): those
above set forth

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 ☐ part of the (indicate
which) consideration. (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.

In witness whereof, the grantor has executed this instrument this _____ day of _____, 19____; if grantor
is a corporation, 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 REGU-
LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROP-
RIATE 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.

Hazel O. Hickman by
Sharon Kay Haddock, Co. Conservator

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on February 27, 1998,
by Sharon Kay Haddock



OFFICIAL SEAL
DEBORAH TORRIE
NOTARY PUBLIC - OREGON
COMMISSION NO. 304727
MY COMMISSION EXPIRES OCT. 14, 2001

Notary Public for Oregon

My commission expires

Oct. 14, 2001

cc
4.25
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30