

CK

55942

WARRANTY DEED

Vol. M98 Page 11298KNOW ALL MEN BY THESE PRESENTS, That Warren F. And Glenda L. Yates

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James T. And Carole R. Rushing, hereinafter called 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:

LOT-31, BLOCK-122, KLAMATH FALLS
FOREST ESTATES, UNIT 4.

98 APR -7 P 2:23

(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 \$ GIFT.
However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols Ⓞ, if not applicable, should be deleted. See ORS 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 6th day of APRIL, 1998; 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.

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.

Warren F. And Glenda L. Yates-GRANTOR
Warren F. Yates Glenda L. Yates
James T. And Carole R. Rushing-GRANTEE

STATE OF OREGON,

County of MARION4-6

ss.

STATE OF OREGON, County of _____ ss.

Personally appeared _____ and

_____ who, being duly sworn,
each for himself and not one for the other, did say that the former is the
_____ president and that the latter is the
_____ secretary of _____

_____ a corporation,
and that the seal affixed to the foregoing instrument is the corporate seal
of said corporation and that said instrument was signed and sealed in be-
half of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Before me:

Notary Public for Oregon

My commission expires: 4-19-2000

Notary Public for Oregon

My commission expires:

(If executed by a corporation,
affix corporate seal)

Personally appeared the above named

Warren F. Yates and
Glenda L. Yatesand acknowledged the foregoing instru-
ment to be their voluntary act and deed.

OFFICIAL SEAL
JOANNE M. FARBER
NOTARY PUBLIC - OREGON
COMMISSION NO. 001113
EXPIRATION DATE 04/19/2000

Warren F. And Glenda L. Yates36 Westown Dr.
Medford, Or. 97533

GRANTOR'S NAME AND ADDRESS

James T. And Carole R. Rushing
535 Hudson Dr.
Bakersfield, Ca. 93307

GRANTEE'S NAME AND ADDRESS

After recording return to:

James T. And Carole R. Rushing
535 Hudson Dr.
Bakersfield, Ca. 93307

NAME, ADDRESS, ZIP

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

James T. And Carole R. Rushing
535 Hudson Dr.
Bakersfield, Ca. 93307

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instru-
ment was received for record on the
7th day of April, 1998,
at 2:23 o'clock P.M., and recorded
in book/reel/volume No. M98 on
page 11298 or as fee/file/instru-
ment/microfilm/reception No. 55942,
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

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