

58230

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

JESSE B. MANGUM, a single

man
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES E. SIKES and VICKI L. SIKES, husband and wife, with rights of survivorship, 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 81 and the Easterly 26 feet of Lot 80, LEWIS TRACTS,
Klamath County, Oregon

PAID
4-10-97

(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

easements, restrictions of record and those apparent on the land.

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 \$ 38,000.00.

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 April 9, 1990; 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.

STATE OF OREGON,

County of Klamath

April 9, 1990.

his attorney
in fact.

Jesse B. Mangum
by Margaret Elaine Lundeen
JESSE B. MANGUM, Grantor,
by Margaret Elaine Lundeen,
his attorney in fact

Personally appeared the above named
Margaret Elaine Lundeen, attorney
in fact for Jesse B. Mangum

and acknowledged the foregoing instru-
ment to be her voluntary act and deed.

(OFFICIAL
SEAL)

Before me:

Notary Public for Oregon

My commission expires: 9/1/92

JESSE B. MANGUM
c/o Margaret Elaine Lundeen
8202 Washburn Way, KF OR 97603
GRANTOR'S NAME AND ADDRESS

CHARLES E. AND VICKI L. SIKES
4663 Frieda
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

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

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Aspen Title & Escrow

on this 15th day of May A.D., 1998
at 10:32 o'clock A.M. and duly recorded
in Vol. M98 of Deeds Page 16609

Bernetha G. Letsch, County Clerk

By Katherine Rose

Fee, \$30.00

Deputy.