

MOUNTAIN TITLE COMPANY

83728

WARRANTY DEED MTC-8821-480 Page 749

KNOW ALL MEN BY THESE PRESENTS, That NEIL GARRETT and ROBERT GARRETT, as tenants in common

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DOUG KILNER and RUTH B. KILNER, husband and wife, 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:

Lots 9 and 10, Block 9, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: February 12, 1976

Recorded: February 13, 1976

Volume: M76, page 2055, Microfilm Records of Klamath County, Oregon

Amount: \$30,300.00 Grantor: Robert Garrett, a single man, Neil Garrett and Carol Garrett, husband and wife, Trustee: William Ganong, Beneficiary: First Federal Saving and Loan Association

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 except as stated above, or those apparent upon the land, if any, as of the date of this deed

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 \$ 59,000.00

However, the actual consideration consists of and includes other property of value given or promised which the whole consideration is hereby incorporated by reference into this deed. (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 25th day of April, 19 80; 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)

STATE OF OREGON,)
County of Klamath) ss.
April 28, 19 80

Personally appeared the above named ROBERT GARRETT for himself and as attorney-in-fact for NEIL GARRETT, and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6/19/83

STATE OF OREGON, County of) ss.
19 80

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 behalf 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)

Notary Public for Oregon

My commission expires:

Mr. Neil Garrett and Mr. Robert Garrett
635 McKinley
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Doug Kilner
709 Idaho Ave.
Libby, MO 59923

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 29th day of April, 19 80, at 9:11 o'clock A.M., and recorded in book M80 on page 7897 or as file/reel number 83728.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
Recording Officer
By _____ Deputy

Fee \$3.50

MOUNTAIN TITLE COMPANY