

22688

MTC 12262K

WARRANTY DEED

MOUNTAIN TITLE COMPANY INC.

KNOW ALL MEN BY THESE PRESENTS, That

STANLEY M. DOWNS

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GREGORY C. DOWNS and KATHERINE S. DOWNS, 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:

Lot 8, Block 5, FIRST ADDITION TO THE CITY OF CHILOQUIN, 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 Chiloquin. None as of this date.
2. Reservations, restrictions, and easements as contained in Land Status Report recorded February 16, 1959, in Volume 309, page 581, Deed Records of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY INC.

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

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 \$ 37,000.00

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 20th day of April, 1983; 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)

Stanley M. Downs
STANLEY M. DOWNS

STATE OF OREGON

County of Klamath } ss.
April 20, 1983

Personally appeared the above named
STANLEY M. DOWNS

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

Before me:
Kristi L. Garrison

Notary Public for Oregon

My commission expires: 6/19/83

STATE OF OREGON, County of _____) ss.
_____ 19 _____

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 _____

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.

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Mr. Stanley M. Downs

P.O. Box 333

Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Gregory C. Downs

P.O. Box 799

Chiloquin, OR 97624

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,

County of Klamath } ss.

I certify that the within instru-
ment was received for record on the
21st day of April, 1983,
at 8:46 o'clock AM., and recorded
in book M83 on page 6108 or as
file/reel number 22688

Record of Deeds of said county.
Witness my hand and seal of
County affixed.

Evelyn Biehn County Clerk

Recording Officer

By *She Luns* Deputy

Fee \$4.00

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