

25956

MTC 12647

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That
 Wesley E. Sine and Kay M. Sine, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 John D. Monfore and Linda Monfore, Husband and Wife
 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:

The Southerly 70 feet of Lot 1 and the Northerly 20 feet of Lot 2 (measured along the East line of said Lots), Block 3, TRACT 1091, LYNNWOOD, in the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk 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 those of record as of the date of this deed, or 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 \$ 16,150.00
 However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 15th day of July, 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)

STATE OF OREGON,

County of Klamath

July 15th

, 19 83.

Personally appeared the above named
 Wesley E. Sine and Kay M. Sine

Sine

and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/13/8

Wesley E. Sine and Kay M. Sine

GRANTOR'S NAME AND ADDRESS
 John D. Monfore and Linda Monfore
 1820 Lowell Street
 Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

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

Per Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON, County of

, 19

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

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of

ss.

I certify that the within instrument was received for record on the day of

at o'clock M., and recorded in book on page or as

file/reel number. Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Recording Officer Deputy

SUBJECT TO:

1. Taxes for the fiscal year 1983-1984, a lien, not yet due and payable.
2. Sewer and water use charges, if any, due to the City of Klamath Falls.
3. Recitals set forth on the plat dedication.
4. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provision thereof, recorded July 20, 1973 in Volume M73 page 9383 and, amended by instrument recorded June 9, 1976 in Volume M76, page 8487, Microfilm Records of Klamath County, Oregon, and amended September 13, 1977 in Volume M77, page 17035, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 20 day of July A.D. 19 83
at 3:44 o'clock P M, and duly
recorded in Vol. M 83 of deedsPage 11557

EVELYN BIEHN, County Clerk

By [Signature] DeputyFee 8.00