

# MOUNTAIN TITLE COMPANY INC.

28948

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That MTC-12902 Vol. 183 Page 16911

Alfred J. Bifano,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Ervin Arthur Gehring

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 9, Block 3, 1ST ADDITION TO NIMROD RIVER PARK, 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 as set forth on the reverse 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 \$ 2,000.00.  
~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).~~ (The sentence between the symbols ~~①~~, if not applicable, should be deleted. See O.R.S. 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 22nd day of September, 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)

Alfred J. Bifano  
 Alfred J. Bifano

STATE OF CALIFORNIA  
 COUNTY OF Alameda

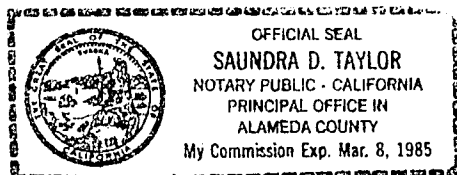
On this 22nd day of September in the year 83, before me Sandra D. Taylor, a Notary Public, State of California, duly commissioned and sworn, personally appeared Alfred J. Bifano, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the City of Livermore County of Alameda on the date set forth above in this certificate.

Sandra D. Taylor  
 Notary Public, State of California

My commission expires March 8, 1985

Cowdery's Form No. 32—Acknowledgement to Notary Public-Individuals (c.c. sec. 1189.)



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217 South 5th Street  
 Central Point, Oregon 97502  
 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

SPACE RESERVED  
 FOR  
 RECORDER'S USE

day of September, 1983,  
 at 11 o'clock M., and recorded  
 in book 183 on page 16911 or as  
 file/reel number 183-16911  
 Record of Deeds of said county.  
 Witness my hand and seal of  
 County affixed.

By Sandra D. Taylor Recording Officer  
 Deputy

## MOUNTAIN TITLE COMPANY INC.



21001  
SUBJECT TO:

230-  
16912

1. Taxes for the fiscal year 1983-1984, a lien, not yet due and payable.
2. The premises herein described are within and subject to the statutory powers, including the powers of assessment, of Nimrod River Park Road District.
3. Easements as contained in plat dedication.
4. Covenants, conditions and restrictions as set forth in Declaration of Restrictions recorded June 10, 1966, in Volume M66, page 6074, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON, )  
County of Klamath )

Filed for record at request of

on this 30th day of Sept. A.D. 19 83  
at 3:04 o'clock P M, and duly  
recorded in Vol. M 83 of Deeds  
Page 16911

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee \$8.00