

32247

MOUNTAIN TITLE COMPANY INC.

WARRANTY DEED

MT-13257-6

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KNOW ALL MEN BY THESE PRESENTS, That

husband and wife VICTOR L. ALEXANDER and ANDREA L. ALEXANDER,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by REED S. COURTEMANCHE

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 South 1/2 of Lot 10, Block 7, INDUSTRIAL 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.

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 \$ 15,000.00

However, the actual consideration consists of or includes the property or value given or promised which is the whole or part of the consideration (indicate which) ~~THE GRANTOR HAS CAUSED ITS NAME TO BE SIGNED AND SEAL AFFIXED BY ITS OFFICERS, DULY AUTHORIZED THEREBY TO BE ITS VOLUNTARY ACT AND DEED.~~

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 4th day of January, 1984; 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)

Victor L. Alexander

Andrea L. Alexander

STATE OF OREGON, County of Klamath, ss.

Personally appeared

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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON

County of Klamath

January 4, 1984 ss.

Personally appeared the above named Victor L. Alexander and Andrea L. Alexander

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

Victor L. Alexander & Andrea L. Alexander

314 S. 7th
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Reed S. Courtemanche

1945 Vine Ave.
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

NAME, ADDRESS, ZIP

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

Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of , 19

SPACE RESERVED FOR RECORDER'S USE

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

MOUNTAIN TITLE COMPANY INC.

SUBJECT TO:

1. Real Estate Contract, including the terms and provisions thereof,
 Dated: November 1, 1976
 Recorded: November 1, 1976
 Volume: M76, page 17255, Microfilm Records of Klamath County, Oregon
 Vendor: Percie L. Melton and Annie M. Melton, husband and wife
 Vendee: Victor L. Alexander and Andrea L. Alexander, husband and wife

(Grantee described herein does not agree to assume said Contract, and Grantor agrees to hold Grantee harmless therefrom).

2. A possible future city sidewalk assessment estimated at \$520.10 for new sidewalk on Owens Street side of the above described property, as disclosed by Earnest Money Agreement, which grantee agrees to assume.

"This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."

STATE OF OREGON,)
 County of Klamath)
 Filed for record at request of

on this 5th day of Jan. A.D. 19 84
 at 3:43 o'clock P M, and duly
 recorded in Vol. M84 of Deeds
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EVELYN BIEHN, County Clerk

By Pam Smith Deputy

Fee 8.00