

43233

MTCH 141908

WARRANTY DEED

Vol. M84

Page

19344

KNOW ALL MEN BY THESE PRESENTS, That MICHAEL D. ANDERSON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by S. L. PETE CLARK and TAMARA JEAN BARRETT, not as tenants in common but with right of survivor, 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 1 of Block 7, and that portion of vacated Yahooskin Street which inured thereto, FIRST ADDITION TO CHILOQUIN, OREGON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. City liens, if any, due to the City of Chiloquin.
2. Subject to easement for existing public utilities in vacated street area reserved by Ordinance Nos. 343 and 347 and the conditions imposed by said Ordinance.

MOUNTAIN TITLE COMPANY INC.

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.

(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 shown above, and those of record and 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 \$ 8,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 8th day of November, 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)

Michael D. Anderson

STATE OF OREGON, California } ss.
County of Orange
November 8th, 1984.

Personally appeared the above named

Michael D. Anderson

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

Before me, Mary A. Mayer

(OFFICIAL SEAL)

Notary Public for Oregon, California

My commission expires: 2-20-86

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 _____

_____, 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.



OFFICIAL SEAL
MARY A. MAYER
NOTARY PUBLIC - CALIFORNIA
MY COMMISSION EXPIRES FEB 20, 1986

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 15th day of November, 1984, at 2:53 o'clock P. M., and recorded in book M84 on page 19344 or as file/reel number 43234, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By *P. M. Smith* Recording Officer
Deputy

Fee: \$5.00

MOUNTAIN TITLE COMPANY INC.

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