<u>MOUNTAIN TITLE COMPANI</u>

Val M& Page MTCH/4828-CWARDANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That CLARENCE H.

hereinalter called the grantor, for the consideration hereinalter stated, to grantor paid by

, hereinafter called LLOYD E. KIRCHER 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:

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each for himself and not one for the other, did say that the former is the

secretary of

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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 on the reverse of this deed and those of record and apparent upon the land, if any, as of the date of this deed and that

who, being duly sworn,

president and that the latter is the

AOUNTAIN TITLE

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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

OHowever, 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 (, it not applicable, should be deleted. See ORS 99.030.) 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 flisl5th. day of _____ April _____, 19....85 if a corporate grantor, it has caused its name to be signed and seal attixed by its officers, duty authorized prereto by Via tribat ist ~1 H. Newhall Lkuhal order of its board of directors.

تعري<u>ر المعامة المعاني من الم 25 م.</u> محمد المعالي الم دميا كان

EVEN YM REHIL COUNTY CLERK

(If executed by a ci affix corporate seal

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STATE OF OREGON,

County ofKlamath 4/15, 19 85

Personally appeared the above named Den sty Clarence H. Newhall Ry and acknowledged the foregoing instru-

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internico and not go,

Service servic voluntary act and deed.

Finela Spince offleinL TE OF BOLRY Public for Ore E OF My commission expires: 8/16/18 13 1

CLARENCE H. NEWHALL

GRANTOR'S NAME AND ADDRESS LLOYD E. KIRCHER 216 LEWUS Klamath Falls 01297601 GRANTEE'S NAME AND ADDRESS

After recording return to: GRANTEE

NAME, ADDRESS. ZIP atil a change is requested all tax sictements shall be cent to the follo

GRANTEE

NAME, ADDRESS, ZIP

and that the seal attized to the foregoing instrument is the corporation, of said corporation and that said instrument was signed and sealed in be-halt 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:

ديما بعد مردي ويعني ويعنيا ومريكون

Personally appeared

STATE OF OREGON, County of

Notary Public for Oregon My commission expires:



Recording Officer Deputy

(OFFICIAL

SFAL.)

MOUNTAIN TITLE COMPANY INC:

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DATABLE HEDREET

талана и маналариан избер Каналариан и маналариан избер Каналариан изберини избер Beginning at the iron pin which marks the Southeast corner of Lot 12 in Block 7 of LAKESIDE ADDITION TO KLAMATH FALLS, in the County of Klamath, State of Oregon, and running thence North along the West line of Lewis Street, a distance of 80 feet to a point; thence West a distance of 45 feet to a point; thence South parallel to the West line of Lewis Street a distance of 80 feet to a point on the South line of Lot 12; thence East along the South line of Lot 12 a distance of 45 feet, more or less, to the point of beginning; said tract being portions of Lot 11 and Lot 12 in Block 7 of LAKESIDE ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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SUBJECT TO: a an the second s

Sewer and water use charges, if any, due to the City of Klamath Falls.

DESCRIPTION

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the fit of structure the by build had sure as to be service buy set for "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."

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