

50322

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That DARLENE F. CAIN

Vol. M85 Page 9718

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
EUGENE BALES and CINDY M. BALES, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 2 in Block 50, FIRST 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.

SUBJECT TO: Trust Deed, including the terms and provisions thereof, given to secure an
indebtedness with interest thereon and such future advances as may be provided therein**
(see below)
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 verify approved uses."

dated May 12, 1977, recorded May 18, 1977, in Volume M77, page 8662, Microfilm Records
of Klamath County, Oregon in the amount of \$14,000.00 between Alan L. Cain and Darlene F.
Cain, husband and wife, as Grantors, William Ganong, Jr., as Trustee, and First Federal
Savings & Loan Association of Klamath Falls, Oregon, as Beneficiary, which the above
grantees agree to assume (if space insufficient, CONTINUE DESCRIPTION ON REVERSE SIDE)

MOUNTAIN TITLE COMPANY INC.

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
stated above and 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 \$12,997.54

However, the actual consideration consists of the purchase price of the property, less the amount of the
mortgage loan which was paid by the grantor, and the balance of the purchase price which is
the whole of the consideration indicated which is the balance 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 25th day of June, 1985;
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)

Darlene F. Cain
DARLENE F. CAIN

STATE OF OREGON

County of Klamath

June 25, 1985

Personally appeared the above named

DARLENE F. CAIN

and acknowledged the foregoing instru-

ment to be her

voluntary act and deed.

Before me:

Kristi L. Redd

Notary Public for Oregon

My commission expires: 11/16/87

STATE OF OREGON, County of

Personally appeared

and

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 be-

half 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)

Darlene F. Cain

3950 La Marada Way

Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

Eugene Bales & Cindy M. Bales

4832 Darwin Place

Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instru-
ment was received for record on the
26th day of June, 1985,
at 8:37 o'clock A.M., and recorded
in book M85 on page 9718 or as
file/reel number 50322
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk

By Pam Smith Recording Officer Deputy

Fee: \$5.00

MOUNTAIN TITLE COMPANY INC.