

OA

50545

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That VANCE M. DAY and JOAN A. DAY, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STACEY A. TOMPKINS and PAMELA G. TOMPKINS, not as tenants in common, but with full***, 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 8, Block 8, FAIRVIEW ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

***rights of survivorship.

(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

SEE ATTACHED EXHIBIT "A"

and that 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 \$28,500.00

However, 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 @, 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 1st day of July, 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.

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

Handwritten signatures of Vance M. Day and Joan A. Day

STATE OF OREGON, County of Klamath, July 1, 1985

STATE OF OREGON, County of _____, 19____ ss.

Personally appeared the above named Vance M. Day and Joan A. Day

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 _____

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

_____ 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.

Notary Public for Oregon My commission expires: 6-21-88

Before me: (OFFICIAL SEAL) Notary Public for Oregon My commission expires: (If executed by a corporation, affix corporate seal)

Vance M. and Joan A. Day

STATE OF OREGON, County of _____ ss.

GRANTOR'S NAME AND ADDRESS Stacey A. and Pamela G. Tompkins

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

GRANTEE'S NAME AND ADDRESS After recording return to: Stacey A. and Pamela G. Tompkins

at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____

1515 Barget Klamath Falls, Oregon 97601

Record of Deeds of said county. Witness my hand and seal of County affixed.

Until a change is requested all tax statements shall be sent to the following address. Stacey A. and Pamela G. Tompkins 1515 Barget Klamath Falls, Oregon 97601

By _____ Deputy

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SPACE RESERVED FOR RECORDER'S USE

EXHIBIT "A"

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Conditions, restrictions as shown on the recorded plat of Fairview Addition.

3. Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:

Grantor : Rick F. Marlin and Maureen G. Marlin, husband and wife
 Trustee : Neal H. Bell
 Beneficiary : Pacific West Mortgage Co., an Oregon Corporation
 Dated : October 7, 1982
 Recorded : October 7, 1982
 Book : M-82
 Page : 13414
 Amount : \$9,750.00

The above trust deed was assigned by instrument

Recorded : December 6, 1982
 Book : M-82
 Page : 17153
 To : Menke Investment Co.

The beneficial interest thereunder was assigned:

To : Lena Menke
 Recorded : November 2, 1983
 Book : M-83
 Page : 18853,

which Trust Deed the Grantees herein do not assume nor agree to pay and Grantor herein will remain responsible under the terms of the Trust Deed and Grantor holds Grantees harmless therefrom.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .. - - - - -
 this 1st day of July A. D. 19 85 at 346 o'clock P M., and
 duly recorded in Vol. M85, of Deeds on Page 10119

EVELYN BIEHN, County Clerk
 By Pam Smith

Fee: \$9.00