

51186

MOUNTAIN TITLE COMPANY INC

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

TAWNY R. HOUSER

M85 Page 11342

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CLYDE E. HOUSER, 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 4 in Block 21 of 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.

SUBJECT TO:

1. City water use charges, if any, due to the City of Klamath Falls.
2. Taxes for the fiscal year 1985-1986, a lien, not yet due and payable.
3. City lien in favor of the City of Klamath Falls, Improvement Unit 295, Card 902, docketed September 6, 1984.
4. Delinquent taxes for the years 1981-82, 1982-83, 1983-84 & 1984-85. Original Amount: \$385.74

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.

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 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. and that The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ none.

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 17th 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.

(If executed by a corporation, affix corporate seal)

Tawny R. Houser

STATE OF OREGON,

County of Klamath ss. 7/17, 1985

Personally appeared the above named Tawny R. Houser

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

Notary Public for Oregon
My commission expires: 8/16/88

Tawny R. Houser

GRANTOR'S NAME AND ADDRESS

Clyde E. Houser
PO Box 132

Klamath Falls OR 97601

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 ss. 19

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 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 ss.

I certify that the within instrument was received for record on the 17th day of July, 1985, at 2:45 o'clock P. M., and recorded in book M85 on page 11342 or as file/reel number 51186

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