

52452

MOUNTAIN TITLE COMPANY INC.

WARRANTY DEED

VOL M85 Page 13408

KNOW ALL MEN BY THESE PRESENTS, That LEO JOSEPH DUMOND

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THEODORE MARTIN KIRK and GEORGIA NADINE KIRK, not as tenants in common, 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, Block 54, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, a lien, not yet due and payable.
2. Easements and reservations as contained in plat dedication, to wit: "said plat being subject to 16 foot easement centered on the back and side lines of all lots for future public utilities, a 40 foot building setback on all lots adjacent Highway 66 and all easements and reservations of record."

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 stated above and those apparent upon the land, if any, as of the date of this deed

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 \$ 3,500.00

~~However, the actual consideration consists of not includes other property or value given or promised which is part of the consideration for the transfer.~~ 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 16th day of August, 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)

LEO JOSEPH DUMOND

STATE OF OREGON, County of San Diego } ss.
August 16, 1985

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.

Before me:

(OFFICIAL SEAL)

Personally appeared the above named LEO JOSEPH DUMOND

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

Before me: Edean K. Cables

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 10/3/86

Notary Public for Oregon
My commission expires:

LEO JOSEPH DUMOND
2539 Dear Park Drive
San Diego, CA 92110



OFFICIAL SEAL
EDEAN K. CABLES
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
My comm. expires OCT 3, 1986

GRANTOR'S NAME AND ADDRESS
Georgia Nadine Kirk & Theodore Martin Kirk
P.O. Box 449
Malin, OR 97632

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, } ss.

County of Klamath

I certify that the within instrument was received for record on the 23rd day of August, 1985, at 2:35 o'clock P.M., and recorded in book M85 on page 13408 or as file/reel number 52452

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer

By Pam Smith Deputy

Fee: \$5.00

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