MOUNTAIN TITLE COMPANY INC.

WARRANTY DEED

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53057 MTC-15496

KNOW ALL MEN BY THESE PRESENTS, That BEN F. CARD

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TROY DELBERT FISHER, 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 5, Block 10 of KLAMATH LAKE 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.

"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."

SUBJECT TO: Taxes for the fiscal year 1985-1986 a lien, not yet due and payable.

MOUNTAIN TITLE COMPANY INC.

(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 $ 5,000.00.

(The sentence between the symbols ①, 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 9th day of September, 19 85; 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.

Ben F. Card
BEN F. CARD

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath } ss.
September 9, 1985

Personally appeared the above named BEN F. CARD and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Trixie L. Redd
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 11/16/87

STATE OF OREGON, County of) ss.
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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)
Notary Public for Oregon
My commission expires:

Ben F. Card
P.O. Box 279
Oakridge, OR 97463
GRANTOR'S NAME AND ADDRESS

Troy Delbert Fisher
434 Torvey St.
Klamath Falls, OR 97601
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

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of Klamath } ss.
I certify that the within instrument was received for record on the 9th day of September, 19 85, at 2:57 o'clock P.M., and recorded in book M85 on page 14493 or as file/reel number 53057, Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
By Recording Officer, Deputy

Fee: $5.00

MOUNTAIN TITLE COMPANY INC.