

53893

MTC-15573K

WARRANTY DEED

Vol. 1005 Page 15855

KNOW ALL MEN BY THESE PRESENTS, That KENNETH E. DENT and KAROLYN M. ADAM, not as tenants in common, but with the right of survivorship hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALVERNA J. ROARK 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 37, Block 125, MILLS 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 will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

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 on the reverse side of this deed 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 \$ 17,424.77

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 30th day of September, 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)

STATE OF OREGON,
County of Klamath
September 30, 1985

Personally appeared the above named
KENNETH E. DENT and KAROLYN M. ADAM.

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

Before me:
Kristin L. Redd
Notary Public for Oregon

My commission expires: 11/16/87

Kenneth E. Dent
KENNETH E. DENT

Karolyn M. Adam
KAROLYN M. ADAM
STATE OF OREGON, County of _____, 19____ ss.

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, 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:
Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

KENNETH E. DENT & KAROLYN M. ADAM
72 Lone Pine Ct.
Milpitas, CA 95035

ALVERNA J. ROARK
2177 Shadowtree Drive
San Jose, CA 95131

After recording return to:
MOUNTAIN TITLE COMPANY

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 _____ ss.
I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____.

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

By _____ Recording Officer
Deputy

- continued from the reverse side of this deed -

15856

SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, a lien, not yet due and payable.
2. Reservations as contained in deed from Klamath Corporation.
3. 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.
Dated: June 12, 1975
Recorded: June 17, 1975
Volume: M75, page 6842, Microfilm Records of Klamath County, Oregon
Amount: \$6,800.00
Grantor: Linda Ann Britton, a single woman
Trustee: William Ganong, Jr.
Beneficiary: First Federal Savings and Loan Association of Klamath Falls, Oregon

The Grantee named herein does not agree to assume nor pay the above described Trust Deed.

4. Real Estate Contract, including the terms and provisions thereof,
Dated: March 19, 1979
Recorded: March 21, 1979
Volume: M79, page 6403, Microfilm Records of Klamath County, Oregon
Vendor: Kenneth H. Kinsman and Linda I. Kinsman, husband and wife
Vendee: Clifford Honeycutt and Patricia Honeycutt, husband and wife
The Vendees interest was assigned by instrument including the terms and provisions thereof,
Dated: December 26, 1979
Recorded: March 12, 1980
Volume: M80, page 4686, Microfilm Records of Klamath County, Oregon
To: Lieselotte Johnston

The Vendee's interest of Lieselotte Johnston was assigned by instrument,
Dated: February 8, 1985
Recorded: February 8, 1985
Volume: M85, page 2111, Microfilm Records of Klamath County, Oregon
To: Kenneth E. Dent and Carolyn M. Adam, not as tenants in common, but with the right of survivorship

The effect of Warranty Deed dated February 5, 1985, and recorded February 8, 1985, in Volume M85, page 2112, Microfilm Records of Klamath County, Oregon, from Lieselotte Johnston, as Grantor to Kenneth E. Dent and Carolyn M. Adam, not as tenants in common but with the right of survivorship.

The Grantees named on the reverse side of this deed hereby agree to assume and pay the above described Real Estate Contract and further agree to hold the Grantors named herein harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of
of September

A.D. 19 85 at 4:26
of Deeds

o'clock P M., and duly recorded in Vol. M85 day

on Page 15855

Evelyn Biehn

By

County Clerk

FEE \$9.00