

53897

MOUNTAIN TITLE COMPANY INC.

WARRANTY DEED

Vol. M85 Page 15861

KNOW ALL MEN BY THESE PRESENTS, That Charles R. Dehlinger and Barbara S. Dehlinger, formerly doing business as LAND 4 U hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD H. STAMBACK and KATHY J. BARNES, not as tenants in common, but with the right of 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 181, Southerly portion TRACTS B & C, FRONTIER TRACTS, 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 1985-86, a lien, not yet due and payable.

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.

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 of record and 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 \$ 1,000.00. 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 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 Klamath9/30, 1985

STATE OF OREGON, County of _____

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)

Charles R. & Barbara S. Dehlinger

GRANTOR'S NAME AND ADDRESS

Donald H. Stamback & Kathy J. Barnes
353 Alta Lane
El Cajon, CA 92021

GRANTEE'S NAME AND ADDRESS

GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

GRANTEE

NAME, ADDRESS, ZIP

Fee: \$5.00

MOUNTAIN TITLE COMPANY INC.

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 1st day of October, 1985, at 9:07 o'clock A.M., and recorded in book M85 on page 15861 or as file/reel number 53897. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
By Pam Smith Recording Officer
Deputy