

55155

MOUNTAIN TITLE COMPANY INC.

KNOW ALL MEN BY THESE PRESENTS, That

WARRANTY DEED

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tenants in common
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
JAMES R. IVIE, SR.
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 24, Block 30, HOT SPRINGS 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."
SUBJECT TO: 1985-1986 tax maps

MOUNTAIN TITLE COMPANY INC.

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

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 \$ 23,000.00

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 11th day of October, 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.

X Lela M. Herendeen
LELA M. HERENDEEN

X Fred E. Shelley
FRED E. SHELLEY

STATE OF OREGON,
County of L.A.
October 30, 1985

STATE OF OREGON, County of Jefferson
Oct. 11, Washington, 1985

Personally appeared the above named
Fred E. Shelley
and acknowledged the foregoing instrument to be his voluntary act and deed.

Personally appeared Lela M. Herendeen, and each for himself and not one for the other, did acknowledge the foregoing is the president and that the latter is the secretary of

NOTARY PUBLIC
My commission expires: 12-17-86

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 - Washington
My commission expires: 10/5/89

Lela M. Herendeen / Fred E. Shelley
P.O. Box 320 / 2472 Camino Capital
Brinnon, WA 98320 / Santa Fe, NM 87505
GRANTOR'S NAME AND ADDRESS
James R. Ivie, Sr.
3500 Summers Lane #30
Klamath Falls, OR 97603
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,
County of Klamath

I certify that the within instrument was received for record on the 5th day of November, 1985, at 4:13 o'clock P.M., and recorded in book M85 on page 18053 or as file/reel number 55155
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evalyn Biehn, County Clerk
By Pam Smith, Recording Officer Deputy

Fee: \$5.00

MOUNTAIN TITLE COMPANY INC.