

1-174

55375

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

Henry F. Downs and Eleana L. Downs

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Michele Aline Molchanoff

, 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 Twenty-five (25), Block Three (3), RIVERVIEW, in 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.

(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

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 \$ 17,500.00

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 _____ day of _____, 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)

Henry F. Downs
Eleana L. Downs

STATE OF OREGON, }
County of Klamath } ss.
April 22, 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)

Notary Public for Oregon
My commission expires: _____

Personally appeared the above named

Henry F. Downs and Eleana L. Downs

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

Before me:

Carmille Krieger

Notary Public for Oregon

My commission expires: 9-22-88

Henry F. Downs and Eleana L. Downs

GRANTOR'S NAME AND ADDRESS

Michele Aline Molchanoff

GRANTEE'S NAME AND ADDRESS

After recording return to:

Michele Aline Molchanoff

2223 Laurel Street

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Michele Aline Molchanoff

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 14th day of November, 1985, at 4:07 o'clock P.M., and recorded in book/reel/volume No. M85 on page 18445 or as document/fee/title/instrument/microfilm No. 55375, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk.

By *[Signature]* Deputy

Fee: \$5.00

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