

55458

MTC 15717

WARRANTY DEED

Dean W. Personne and Linda J. Personne,

husband and wife

KNOW ALL MEN BY THESE PRESENTS, That Dean W. Personne and Linda J. Personne, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by William H. Rowan and Sandra T. Rowan, husband and wife 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 3, Block 9, THE TERRACES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 restrictions contained in deed recorded in Book 81, page 240, deed records of Klamath County, Oregon

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 \$ 58,250.00. 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 15 day of November, 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.



OFFICIAL SEAL
GLYNNIS M LENT
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY
My comm. expires JUL 11, 1986

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Santa Clara } ss.
Nov 15, 1985

Personally appeared the above named
Dean W. Personne and Linda J.
Personne

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

Before me:

(OFFICIAL SEAL)

Glynnis M. Lent
Notary Public for California
My commission expires:

STATE OF OREGON, County of Klamath } ss.
November 15, 1985

Personally appeared Dean W. Personne and Linda J. Personne 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:

Personne

GRANTOR'S NAME AND ADDRESS

Rowan
449 Laguna
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath First Federal
540 Main Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Rowan c/o Klamath First Federal
540 Main Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 18th day of November, 1985, at 10:31 o'clock A.M., and recorded in book 185 on page 18587 or as file/reel number 55458.

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

Evelyn Biehn, County Clerk...
By Pam [Signature] Deputy

Fee: \$5.00