

56364

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That MARK J. MACFARLANE and MARGO L. MACFARLANE, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN L. JONES and M. VIRGINIA JONES, 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 18 in Block 13 of HILLSIDE 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. EXCEPTING therefrom the Northwesterly 20 feet thereof.

"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 -

(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 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. and that The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 54,200.00

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. (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In Witness Whereof, the grantor has executed this instrument this 13th day of December, 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)

Mark J. Macfarlane
MARK J. MACFARLANE

Margo L. Macfarlane
MARGO L. MACFARLANE
STATE OF OREGON, County of Klamath

Personally appeared

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)

STATE OF OREGON,

County of Klamath } ss.
December 13th, 1985

Personally appeared the above named
MARK J. MACFARLANE and MARGO L. MACFARLANE

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

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 7/14/89

Mark J. Macfarlane & Margo L. Macfarlane

GRANTOR'S NAME AND ADDRESS

John L. Jones & M. Virginia Jones
1931 Painter Street
Klamath Falls, Oregon 97601

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 } ss.
I certify that the within instrument was received for record on the day of December, 1985,

at 10 o'clock M., and recorded in book 185 on page 20354 or as file/reel number

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

By Recording Officer
Deputy

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- continued from the reverse side of this deed -

SUBJECT TO:

1. Reservations and restrictions, including the terms and provisions thereof, recorded March 14, 1930, in Volume 83, at page 307, Deed Records of Klamath County, Oregon, wherein Klamath Development Co., is grantor and T. C. Langell et ux, grantees (Affects all of Lot 18)

2. Note and Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein,

Dated: August 15, 1979

Recorded: August 20, 1979

Volume: M79, page 19768, Microfilm Records of Klamath County, Oregon

Amount: \$46,455.00

Mortgagor: Earl L. Pike and Jean A. Pike

Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (P18921)

Assumption Agreement, including the terms and provisions thereof,

Recorded: May 2, 1983

Volume: M83, page 6768, Microfilm Records of Klamath County, Oregon

Purchasers: Mark J. Macfarlane

Borrower: Earl L. Pike and Jean A. Pike

The Grantees herein hereby agree to assume and pay the above described Mortgage in full.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of December _____ A.D., 19 85 at 10:45 o'clock _____ A.M., and duly recorded in Vol. M85
of Deeds _____ on Page 20354

FEE \$9.00

Evelyn Biehn, County Clerk
By _____