

57520

MOUNTAIN TITLE COMPANY INC

WARRANTY DEED

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**KNOW ALL MEN BY THESE PRESENTS, That** LAURENCE STEPHEN RIBEAU and PHYLLIS COVERT RIBEAU, husband and wife  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TERRY L. LING and THERESA M. LING, husband and wife  
the grantees, 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  
hereinafter called  
and State of Oregon, described as follows, to-wit:

Lots 8 and 9 in Block 2 of MILLS GARDENS, 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 the 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 -

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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 7,000.00  
(The sentence between the symbols ①, 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 23rd day of January, 1986;  
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.

*Laurence Stephen Ribeau*  
LAURENCE STEPHEN RIBEAU  
*Phyllis Covert Ribeau*  
PHYLLIS COVERT RIBEAU  
STATE OF OREGON, County of \_\_\_\_\_  
19 \_\_\_\_\_ ) ss.

STATE OF OREGON  
County of Klamath  
January 23 1986  
Personally appeared the above named  
LAURENCE STEPHEN RIBEAU and PHYLLIS COVERT RIBEAU  
and acknowledged the foregoing instrument to be their voluntary act and deed

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.

(OFFICIAL SEAL)  
*Kristi L. Redd*  
Notary Public for Oregon  
My commission expires: 11/16/87

Notary Public for Oregon  
My commission expires: \_\_\_\_\_  
(OFFICIAL SEAL)

Laurence Stephen Ribeau & Phyllis Covert Ribeau  
2830 Bardsy  
Santa Rosa, CA 95404  
GRANTOR'S NAME AND ADDRESS

Terry L. Ling & Theresa M. Ling  
2703 Darrow Ave  
Klamath Falls, OR 97603  
GRANTOR'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 \_\_\_\_\_  
I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded \_\_\_\_\_ in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

By \_\_\_\_\_  
Recording Officer  
Deputy

MOUNTAIN TITLE COMPANY INC