

MOUNTAIN TITLE COMPANY

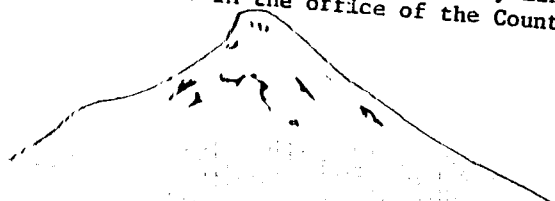
59583

WARRANTY DEED

Vol. M86 Page 4998

KNOW ALL MEN BY THESE PRESENTS, That ALBERT P. BILKA, JR. and JENNIFER BILKA, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ERIC A. SONERHOLM, 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 6, Block 6, ORIGINAL TOWN OF KLAMATH FALLS, formerly Linville, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.



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"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."

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 those apparent upon the land as of the date of this conveyance.

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 \$ 59,900.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the 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 26 day of March, 19 86; 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, add a corporate seal)

Albert P. Bilka, Jr.
Jennifer Bilka
STATE OF OREGON, County of _____, 19 _____ ss.

STATE OF OREGON,
County of Klamath
March 26, 19 86

Personally appeared the above named
Albert P. Bilka, Jr. and
Jennifer Bilka
and acknowledged the foregoing instrument to be their voluntary act and deed.

Personally appeared _____, 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, 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.

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)
Notary Public for Oregon
My commission expires: 6-16-88

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

Albert P. & Jennifer Bilka

GRANTOR'S NAME AND ADDRESS
Eric A. & Candice S. Sonerholm

GRANTEE'S NAME AND ADDRESS
Klamath Falls, OR 97601
Klamath Falls, OR 97601
Klamath Falls, OR 97601
Klamath Falls, OR 97601
Klamath Falls, OR 97601
Klamath Falls, OR 97601

STATE OF OREGON,
County of Klamath ss.

I certify that the within instrument was received for record on the 27th day of March, 1986, at 8:52 o'clock A.M., and recorded in book M86 on page 4998 or as file/reel number 59583.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pam Smith Deputy

Fee: \$10.00

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