MOUNTAIN TITLE COMPANY

WARRANTY DEED

Vol. M86 Page 8858

61680

KNOW ALL MEN BY THESE PRESENTS That PAUL D. LOHNES and DOROTHY G. LOHNES, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT G. MONTGOMERY and JACQUETTA M. MONTGOMERY, husband and wife, *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:*

Lots 15 and 16, Block 50, FIRST ADDITION TO KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Reservations, restrictions, and conditions, including the terms and provisions thereof as contained in plat dedication, to wit:
"said plat being subject to a 16 foot easement centered on the back and side lines of all lots for future public utilities and to all easements and reservations of record."

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MOUNTAIN TITLE COMPANY

"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 as stated above and those apparent upon the land, if any, as of the date of this deed *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 $ 3,600.00

~~⊙ (Here comes the actual consideration consisting of or including 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 19 *day of* May, 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.*

Paul D. Lohnes
PAUL D. LOHNES

Dorothy G. Lohnes
DOROTHY G. LOHNES

(If executed by a corporation, affix corporate seal)

STATE OF CALIFORNIA
COUNTY OF Los Angeles } ss.

On this 19th day of MAY, in the year 1986, before me personally appeared PAUL D. LOHNES AND DOROTHY G. LOHNES, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he (she or they) executed it.

WITNESS my hand and official seal.

Signature DUANE R. VAN LEEUWEN

OFFICIAL SEAL
DUANE R. VAN LEEUWEN
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Jan. 12, 1987

STATE OF OREGON, County of) ss.

and ho, being duly sworn, that the former is the d that the latter is the , a corporation, nt is the corporate seal igned and sealed in be- l directors; and each of tary act and deed.

(OFFICIAL SEAL)

Paul D. Lohnes & Dorothy G. Lohnes
15350 Cabell Avenue
Bellflower, CA 90706
GRANTOR'S NAME AND ADDRESS

Robert G. Montgomery & Jacquetta M. Montgomery
P.O. Box 273
Sprague River, OR 97639
GRANTEE'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

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of Klamath } ss.

I certify that the within instrument was received for record on the 22nd day of May, 19 86, at 2:40 o'clock P M., and recorded in book M86 on page 8858 or as file/reel number 61680, 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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