

63413

WARRANTY DEED MTC-10700K

KNOW ALL MEN BY THESE PRESENTS, That FLORENCE H. POOL

FLORENCE E. POOL who took Page 11868

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by COLLEEN L. RAMBO

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 2, Block 17, FAIRVIEW ADDITION NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: 1986-1987 real property taxes, a lien, not yet due and payable; and 1985-1986 real property taxes, delinquent, in the amount of \$407.02 plus interest which the Grantee herein has agreed to assume and pay in full as of the date of this deed.

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 those given above 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 \$18,000.00

However, the consideration consists of one individual piece of property, to-wit: Lot 2, Block 17, Fairview Addition No. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. (The sentence between the symbols (), if not applicable, should be deleted. See ORS 91.030.)

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 3rd day of July, 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.

FLORENCE E. POOL

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath, July 3, 1986

Personally appeared the above named FLORENCE E. POOL

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

Notary Public for Oregon My commission expires: 11/16/87

STATE OF OREGON, County of Klamath, 1986

Personally appeared and 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

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:

Florence H. Pool 3859 Rio Vista Klamath Falls, OR 97603 GRANTOR'S NAME AND ADDRESS Colleen L. Rambo Rt. 2 Box 1286 Klamath Falls, OR 97601 GRANTEE'S NAME AND ADDRESS

After recording return to: SAME AS GRANTEE

Until a change is requested all tax statements shall be sent to the following address. SAME AS GRANTEE

STATE OF OREGON, County of Klamath

I certify that the within instrument was received for record on the 7th day of July, 1986, at 2:02 o'clock P.M., and recorded in book M86 on page 11868 or as file/reel number 63413

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

Evelyn Biehn, County Clerk Recording Officer By Deputy

Fee: \$10.00