

63705

MOUNTAIN TITLE COMPANY

WARRANTY DEED

Vol. M80 Page 12428

KNOW ALL MEN BY THESE PRESENTS, That JAMES L. HUNTSMAN and CYNTHIA R. HUNTSMAN, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LOUIS FRANK BOUCHE and MICHELE KRIEG BOUCHE, 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:

Lot 4, Block 29, HOT SPRINGS 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.

SUBJECT TO: Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein; Dated: January 19, 1978, Recorded: January 19, 1978, Volume: M78, page 1224, Microfilm Records of Klamath County, Oregon, Amount: \$27,700.00, Grantor: James L. Huntsman and Cynthia R. Huntsman, husband and wife, Trustee: Transamerica Title Insurance Company, and Beneficiary: First National Bank of Oregon. The Grantees named above hereby agree to assume and pay in full the above described Trust Deed.

"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 \$30,000.00. (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 8th 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Douglas } ss.
July 8, 1986

Personally appeared the above named JAMES L. HUNTSMAN and CYNTHIA R. HUNTSMAN

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

Notary Public for Oregon
My commission expires: 1-19-88

James L. Huntsman & Cynthia R. Huntsman
P.O. Box 388
Sutherlin, OR 97479

GRANTOR'S NAME AND ADDRESS

Louis Frank Bouche & Michele Krieg Bouche
2512 N. Warner
Tacoma, WA 98406

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

STATE OF OREGON, County of Klamath } ss.
Personally appeared _____, 19____, 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 _____, a corporation, of said corporation and that said instrument is the corporate seal hall 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.

I certify that the within instrument was received for record on the 16th day of July, 1986, at 10:10 o'clock A.M., and recorded in book M86 on page 12428 or as file/reel number 63705, 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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