

64058

WARRANTY DEED

Vol. 1180 Page 13048

KNOW ALL MEN BY THESE PRESENTS, That JOHN W. DEY and NANCY L. DEY, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KENNETH J. MELL, JR. and SANDRA K. MELL, 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 8, Block 301 of DARROW 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.

- continued on the reverse side 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 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 \$ 36,500.00  
~~On this day, the said grantor has received of the said grantee the sum of \$36,500.00 in full payment of the purchase price of the above described premises, and the said grantor has acknowledged the receipt of the same.~~  
 (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 25th 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 Klamath ) ss.  
 July 25, 1986

Personally appeared the above named JOHN W. DEY and NANCY L. DEY, husband and wife

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

STATE OF OREGON, County of ) ss.  
 , 19

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

a corporation, 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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

John W. Dey & Nancy L. Dey  
 Rt. 1 Box 660  
 Klamath Falls, OR 97603  
 GRANTOR'S NAME AND ADDRESS

Kenneth J. Mell, Jr. & Sandra K. Mell  
 4243 Shasta Way  
 Klamath Falls, OR 97603  
 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, ) ss.

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.

Recording Officer

By

Deputy

81081

- continued from the reverse side of this deed -

13049

## SUBJECT TO:

1. Taxes for the fiscal year 1986-1987, a lien, not yet due and payable.
2. 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 12, 1978  
Recorded: January 16, 1978  
Volume: M78, page 957, Microfilm Records of Klamath County, Oregon  
Amount: \$32,500.00  
Grantor: David V. Rike and Theodosia Rike, husband and wife  
Trustee: Mountain Title Company  
Beneficiary: First National Bank of Oregon

The Grantees named on the reverse side of this deed agree to assume and pay in full the above described Trust Deed.

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

on this 25th day of July A.D., 19 86  
at 2:26 o'clock P M. and duly recorded  
in Vol. M86 of Deeds Page 13049  
By Evelyn Biehn, County Clerk  
Mon Smith Deputy.  
Fee, \$14.00