

64370

WARRANTY DEED
MTC-16769-K

Vol 1186 Page

KNOW ALL MEN BY THESE PRESENTS, That LILLIAN D. BRANDT

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PAUL GOEBEL and PHYLLIS GOEBEL, 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 Twelve (12) of Block Seventeen (17) of HILLSIDE 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: Reservations and restrictions as contained in deed from the Klamath Development Company to O. K. Cole and E. H. Cole, dated April 27, 1929, and recorded July 1, 1929, in Volume 83, page 186, Microfilm Records of Klamath County, Oregon, to-wit: "It is understood and agreed that no dwelling house shall be erected on said premises to cost less than \$5,000.00 unless plans for the same are approved by the party of the first part."; and 1986-1987 real property taxes, a lien, not yet due and payable.

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 \$46,500.00. However, the actual consideration consists of or includes other property or value given or to be given by the grantee to the grantor, which is part of the consideration. (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 1st day of August, 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.

Lillian D. Brandt
LILLIAN D. BRANDT

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
8/1, 19 86

Personally appeared the above named
LILLIAN D. BRANDT

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

Notary Public for Oregon
My commission expires: 8/16/88

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:

Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

Lillian D. Brandt
1345 Pacific Terrace
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Paul Goebel & Phyllis Goebel
1032 Applewood
Klamath Falls, OR 97601
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 Klamath

I certify that the within instrument was received for record on the 1st day of August, 1986, at 3:55 o'clock P.M., and recorded in book M86 on page 13645 or as file/reel number 64370, 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