

WARRANTY DEED

MTC-11778-K

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65269

KNOW ALL MEN BY THESE PRESENTS, That

Eldon V. Stivers and Peggy M. Stivers, Husband and Wife
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 Gary L. Gray and Norma L. Gray, Husband and Wife
 the grantee, does hereby grant, bargain, sell and convey unto the said grantees and grantee's heirs, successors and
 assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or ap-
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 7, Block 93, BUENA VISTA 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:

1. Taxes for the fiscal year 1986-87, a lien not yet due and payable.
2. Mortgage to the State Department of Veterans Affairs, dated July 25, 1973
 recorded July 25, 1973, Volume M73, Page 9612, Klamath County, Oregon
 Said mortgage grantees herein agree to assume and pay.

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
 set forth 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 \$ 61,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is~~
~~the whole part of the consideration (indicate which) (The sentence between the symbols, if not applicable, should be deleted. See ORS 21.020.)~~
 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 26th 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.

(If executed by a corporation,
 affix corporate seal)

STATE OF OREGON,

County of Klamath
 August 26th, 1986.

Personally appeared the above named
 Eldon V. Stivers and Peggy M. Stivers

and acknowledged the foregoing instru-
 ment to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/13/89

Eldon V. Stivers and Peggy M. Stivers

GRANTOR'S NAME AND ADDRESS

Gary L. Gray and Norma L. Gray
 P.O. Box 2001
 Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

NAME, ADDRESS, ZIP

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

Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath, 1986.

Personally appeared _____, 1986, and
 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 be-
 half 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:

STATE OF OREGON,

County of Klamath

I certify that the within instru-
 ment was received for record on the
 27th day of August, 1986,
 at 8:37 o'clock A.M., and recorded
 in book M86 on page 15406 or as
 file/reel number 65269,
 Record of Deeds of said county.
 Witness my hand and seal of
 County affixed.

Evelyn Biehn, County Clerk
 Recording Officer
 By Ann Smith Deputy

Fee: \$10.00