

65536

WARRANTY DEED MTC-17085-KM86 Page 15897

KNOW ALL MEN BY THESE PRESENTS, That BARBARA J. BAUMGARDNER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Frank LeonDeMendoza

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 12, excepting therefrom that portion conveyed to the State of Oregon by and through its State Highway Commission, by Deed Recorded October 14, 1971, in Volume M71 at page 10814; and Lots 25 & 26, all in HIGHLAND PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 of record 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 \$ 30,000.00

~~THE WHOLE OF THE CONSIDERATION PAID FOR THIS TRANSFER IS IN FULL PAYMENT OF THE DEED TAXES AND RECORDING FEES OF THIS INSTRUMENT.~~ (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 3rd day of September, 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)

BARBARA J. BAUMGARDNER

STATE OF OREGON,

County of Klamath

September 3, 1986

Personally appeared the above named

BARBARA J. BAUMGARDNER

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

(OFFICIAL SEAL)

Kristi A. Redd

Notary Public for Oregon

My commission expires: 11/16/87

STATE OF OREGON, County of

September 3, 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:

(OFFICIAL SEAL)

Barbara J. Baumgardner

GRANTOR'S NAME AND ADDRESS

Frank LeonDeMendoza

P.O. Box 22

Bly, OR 97622

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

I certify that the within instrument was received for record on the 3rd day of September, 1986, at 3:36 o'clock P.M., and recorded in book M86 on page 15897 or as file/reel number 65536. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
By Bernetha J. Heltsch, Recording Officer
Deputy

Fee \$10.00