

MOUNTAIN TITLE COMPANY

65537

WARRANTY DEED MTC-17048

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KNOW ALL MEN BY THESE PRESENTS, That ROBERT W. KOFFLER and LINDA M. KOFFLER, husband and wife, 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:

A parcel of land situated in Lots 23 and 24, HIGHLAND PARK SUBDIVISION, in the NE-NE-1/4 of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:
Beginning at the corner of common to Lots 11-12-23-24-32-and 33 thence South 46°08'E, along the Northeasterly line of said Lot 24, 30.15 feet; thence N 38°11'E, parallel to and 30.00 feet distant from the Northwestern line of said Lot 24, 122.11 feet to the North line of said Lot 24; thence South 89°56'W 38.20 feet to the Northwestern corner of said Lot 24; thence S38°11'W 95.5 feet to the point of beginning.

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"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 all those of record 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 \$ 1,500.00. (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 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)

STATE OF OREGON,

County of Klamath

September 3, 1986

Personally appeared the above named ROBERT W. KOFFLER and LINDA M. KOFFLER

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

Before me:

Justin L. Kidd
Notary Public for Oregon
My commission expires: 11/16/87

Robert W. Koffler & Linda M. Koffler
3136 Western Street
Klamath Falls, OR 97603
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

Robert W. Koffler
ROBERT W. KOFFLER

Linda M. Koffler
LINDA M. KOFFLER
STATE OF OREGON, County of Klamath

Personally appeared _____, 19____ ss.

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.

Before me:
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 3rd day of September, 1986, at 3:36 o'clock P. M., and recorded in book M86 on page 15898 or as file/reel number 65537.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
By Bernard J. Ketchum, Deputy

Fee \$10.00

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