

66015

MOUNTAIN TITLE COMPANY

WARRANTY DEED
MTC-17077-K Vol. M80 Page 16709

KNOW ALL MEN BY THESE PRESENTS, That JEANETTE L. BJERKE, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARY ANN SENN, 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 9 in Block 8, FAIRVIEW SECOND 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: All those covenants, conditions, and restrictions of record and Trust Deed recorded March 29, 1978, in Volume M80, page 5829, Microfilm Records of Klamath County, Oregon, in favor of Klamath First Federal Savings and Loan Association, as Beneficiary, which the above described Grantee agrees to assume and pay in full as of the date 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 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 \$ 18,500.00. (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 16th day of September, 19 86; 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 KlamathSeptember 16, 19 86Personally appeared the above named JEANETTE L. BJERKE

and acknowledged the foregoing instrument to be her

voluntary act and deed.

Before me, Christine L. Redd

Notary Public for Oregon

My commission expires: 11/16/87

Jeanette L. Bjerke

2573 Eberlein

Klamath Falls, OR 97601

GRANTOR'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:

NAME, ADDRESS, ZIP

STATE OF OREGON, County of _____

Personally appeared _____, 19 _____

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

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath

I certify that the within instru-

ment was received for record on the

16th day of September, 19 86,at 2:56 o'clock P. M., and recordedin book M86 on page 16709 or asfile/reel number 66015

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

Evelyn Biehn, County Clerk

By [Signature] Recording Officer

Deputy

Fee: \$10.00

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