

66297

MOUNTAIN TITLE COMPANY

WARRANTY DEED

Vol. 1186 Page 17191

KNOW ALL MEN BY THESE PRESENTS, That SPIRES, husband and wife

OLIVER R. SPIRES II and DIANNE E.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DANIEL J. CAVANAUGH

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:

The Southeasterly 50 feet of Lot 1 in Block 47 of FIRST 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, being a parcel 50 feet wide along Fifth Street and 53.2 feet deep at right angles to said Fifth Street.

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 apparent to the land 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 \$ 35,000⁰⁰

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 12th day of February, 1981; 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)

Oliver R. Spires II

Dianne E. Spires

STATE OF OREGON, County of

STATE OF OREGON,

County of Klamath

September 15, 1986

Personally appeared the above named

Oliver R. Spires II and Dianne E. Spires

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6/16/88

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Spires

GRANTOR'S NAME AND ADDRESS

Cavanaugh

GRANTEE'S NAME AND ADDRESS

After recording return to:

KFFS&L

540 Main Street

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Same

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 23rd day of September, 1986, at 1:35 o'clock P. M., and recorded in book M86 on page 17191 or as file/reel number 66297

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Fee: \$10.00 By

Recording Officer

Deputy

MOUNTAIN TITLE COMPANY