

66693

MOUNTAIN TITLE COMPANY

VIAGENCY DEPT  
MC-17027-E

Vol. 130 Page 18033

husband and wife

KNOW ALL MEN BY THESE PRESENTS, That THOMAS H. TUCKER and LINDA L. TUCKER, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JIMMY M. LEWIS and HELEN M. LEWIS, husband and wife, hereinafter called 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, Block 38, SIXTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Trust Deed, including the terms and provisions thereof, given to secure and indebtedness with interest thereon and such future advances as may be provided therein dated August 22, 1979, recorded August 23, 1979, in Volume M79, page 20133, Microfilm Records of Klamath County, Oregon, in the amount of \$42,400.00, in favor of Klamath First Federal Savings and Loan Association which the Grantees named herein hereby agree to assume and pay in full.

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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 \$55,000.00. (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 2nd day of October, 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)

THOMAS H. TUCKER

LINDA L. TUCKER

STATE OF OREGON, County of Klamath

October 23, 1986

Personally appeared

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)

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 3rd day of October, 1986, at 8:59 o'clock AM., and recorded in book 1186 on page 18033 or as file/reel number 66693.

Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
By Amy Smith, Deputy

Fee: \$10.00

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