

67229

WARRANTY DEED

1110-1111-1

KNOW ALL MEN BY THESE PRESENTS, That MERLIN G. REYNOLDS and TANNA M. REYNOLDS, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD NEIL BELCHER and O-JA BELCHER, 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 14, OLD ORCHARD MANOR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:  
1986-87 taxes, now due and payable; easements and liens of record as of the date of this deed, or apparent upon the land; and existing Mortgage in favor of the Department of Veterans' Affairs, recorded in Volume M78, page 8863, Microfilm Records of Klamath County, Oregon, which buyers herein agree to assume and pay.

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 upon 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 \$ 35,000.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which).~~ (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 17th 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.

*Merlin G. Reynolds by Anita R. Buck*  
Merlin G. Reynolds by Anita R. Buck, as Attorney in fact for Merlin G. Reynolds  
*Tanna M. Reynolds by Anita R. Buck*  
Tanna M. Reynolds by Anita R. Buck as Attorney in fact for Tanna M. Reynolds  
STATE OF OREGON, County of Klamath ) ss.  
10/17, 1986

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,  
County of Klamath } ss.  
10/17, 1986

Personally appeared the above named Anita R. Buck as Attorney in fact for Merlin G. Reynolds and Tanna M. Reynolds and acknowledged the foregoing instrument to be her voluntary act and deed.

Notary Public for Oregon  
My commission expires: 8/16/88  
OFFICIAL SEAL

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.  
Before me:

Notary Public for Oregon  
My commission expires: \_\_\_\_\_  
(OFFICIAL SEAL)

Merlin G. & Tanna M. Reynolds

GRANTOR'S NAME AND ADDRESS  
Richard Neil Belcher & O-Ja Belcher  
917 Washburn Way  
Klamath Falls, OR 97603

GRANTEE  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
GRANTEE  
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,  
County of Klamath } ss.  
I certify that the within instrument was received for record on the 17th day of October, 1986, at 4:32 o'clock P.M., and recorded in book M36 on page 18990 or as file/reel number 67229. Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
By *Sam Smith* Recording Officer Deputy  
Fee: \$10.00