

67548

MOUNTAIN TITLE COMPANY

WARRANTY DEED

MTC-17257-K

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KNOW ALL MEN BY THESE PRESENTS, That JED J. LANCASTER and ALICE K. LANCASTER, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DOUGLAS S. ALDRICH and GENEVIE M. ALDRICH, 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 15, Block 12, EIGHTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Reservations, restrictions, and easements of record and Trust Deed, dated July 1, 1977, and recorded July 7, 1977, in Volume M77, page 11967, Microfilm Records of Klamath County, Oregon, wherein Gary A. Colvin, is Grantor, William L. Sisemore, is Trustee, and Klamath First Federal Savings and Loan Association, Klamath Falls, Oregon, is the Beneficiary. The Grantees named herein agree to assume and pay in full the above described Trust 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, those as stated above, and those apparent upon the land, if any, as of the date of this deed and those apparent upon the land, if any, as of the date of this deed 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 \$ 61,000.00

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 28th 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)

Jed J. Lancaster
JED J. LANCASTER

Alice K. Lancaster
ALICE K. LANCASTER
STATE OF OREGON, County of _____, 19 _____ ss.

STATE OF OREGON,

County of Klamath } ss.
October 28, 19 86.

Personally appeared the above named JED J. LANCASTER and ALICE K. LANCASTER, husband and wife

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

(OFFICIAL SEAL)

Kristin L. Redd

Notary Public for Oregon

My commission expires: 11/16/87

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 } ss.

I certify that the within instrument was received for record on the 29th day of October, 1986, at 8:30 o'clock A.M., and recorded in book M36 on page 19535 or as file/real number 67543. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Bihn, County Clerk
Recording Officer
Deputy

Fee: \$10.00

By

Jed J. Lancaster & Alice K. Lancaster

3315 Knightwood
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

Douglas S. Aldrich & Genevieve M. Aldrich
3942 LaMarada
Klamath Falls, OR 97603

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

MOUNTAIN TITLE COMPANY

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