

67620

WARRANTY DEED

MC-1776-LV0110

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KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CLAYTON W. WORDEN and MARY K. WORDEN, 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 152 of PLEASANT HOME TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: All reservations and restrictions of record and Real Estate Contract, including the terms and provisions thereof, recorded April 2, 1979, in Volume M79, page 7151, Microfilm Records of Klamath County, Oregon, between John L. Marsh, Vendor, and Nayda Pavlits Marsh, Vendee, which the Grantees named herein agree to assume and pay this Real Estate Contract 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, those stated above, 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 \$ 39,640.00. (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 30th 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

(If executed by a corporation, affix corporate seal)

Nayda Pavlits Marsh
NAYDA PAVLITS MARSH
Notary Public, Livingston County, Mich.
My Commission Expires Oct. 5, 1987

STATE OF MICHIGAN } ss.
County of _____ }
October _____, 1986

STATE OF OREGON, County of _____) ss.
Personally appeared _____, 19____

Personally appeared the above named NAYDA PAVLITS MARSH and acknowledged the foregoing instrument to be her voluntary act and deed.

_____ 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 _____

Before me: Notary Public for Oregon
My commission expires: _____

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 hall 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: _____

Nayda Pavlits Marsh
8240 Faussett Rd.
Trenton, MI 48430
GRANTOR'S NAME AND ADDRESS
Clayton W. Worden & Mary K. Worden
2022 Homedale
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to: Mountain Title Company

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

NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath } ss.
I certify that the within instrument was received for record on the 30th day of October, 1986, at 1:27 o'clock P.M., and recorded in book 186 on page 19644 or as file/teel number 67620. Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

Evelyn Biehn, County Clerk
Recording Officer
By _____ Deputy

Fee: \$10.00