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MTC-10837
WARRANTY DEEDVol. 1180 Page 21657

KNOW ALL MEN BY THESE PRESENTS, That DAVID L. KENT and KAREN A KENT, husband and wife hereinafter called the grantors, for the consideration hereinafter stated to the grantors paid by DANIEL L. KENT, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Parcel 1: Lot 10, Block 1, HOLLISTER ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 2: Beginning at a point 21.97 chains South and 5.67 chains West of the corner common to Sections 28, 29, 32 and 33 Township 38 south, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said point being the most Easterly corner of Lot 1, Block 95 in Klamath Addition to the City of Klamath Falls, Oregon; thence South 51° 4' East 70 feet; thence North 38° 56' East 60 feet; thence South 51° 4' East 50 feet to the Northwesterly line of Plum Avenue; thence North 38° 56' East along the Northwesterly line of Plum Avenue 30.52 feet to the most Southerly corner of Block 1 in Hollister Addition to the City of Klamath Falls, Oregon, thence North 51° 4' West 120 feet; thence South 38° 56' West 90.52 feet more or less to the point of beginning EXCEPTING THEREFROM the Northwesterly 20 feet reserved as an alley and being a portion of Lot 3, Section 32, Township 38 South, Range 9 East of the Willamette Meridian, and that portion conveyed to the City of Klamath Falls, Oregon, a municipal corporation, by Deed recorded August 2, 1965 in Volume M65, page 542, Klamath County Deed Records.

To Have and to Hold the above described and granted premises unto the said grantee, his heirs and assigns forever.

And grantor hereby covenants to and with grantee and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except:

None

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 \$73,400.00.

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 21 day of November, 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.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OF COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

David L. Kent
Karen A. Kent

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STATE OF OREGON

County of Klamath

ss.

31380

November 21, 1986.

Personally appeared the above named DAVID L. KENT and KAREN A. KENT and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Jessie L. Danner
NOTARY PUBLIC FOR OREGON
My Commission Expires: 9-10-89



DAVID L. and KAREN A. KENT
3530 Hope Street
Klamath Falls, OR 97601
Grantors name and address

STATE OF OREGON

County of Oregon

ss.

DANIEL L. KENT
P.O. Box 7558
Klamath Falls, OR 97601
Grantees name and address

I certify that the within instrument was received for record on the 24th day of November, 1986, at 2:12 o'clock P. M., and recorded in book/reel/ volume No. M86 on Page 21657 or as fee/file/instrument/microfilm/reception No. 68612, Record of Deeds of said County.

Witness my hand and seal of County affixed.

AFTER RECORDING RETURN TO:
Mountain Title Company
407 Main Street
Klamath Falls, OR 97601

Evelyn Biehn, County Clerk

Name

Title

BY: Ann Smith

Deputy

Fee: \$14.00

Until a change is requested
all tax statements shall be
sent to the following address
Daniel L. Kent
P.O. Box 6758
Klamath Falls, OR 97602

10837

[Signature]
[Signature]