

68867

MOUNTAIN TITLE COMPANY

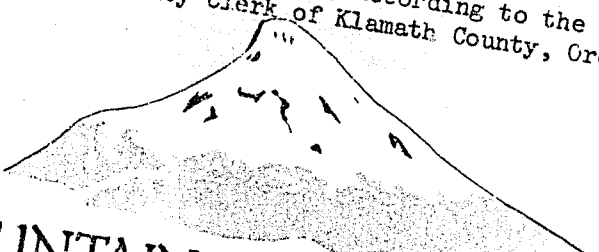
TEJADA

WARRANTY DEED
MC-12461-K

Vol. 1780 Page 22229

KNOW ALL MEN BY THESE PRESENTS, That LINDA SHERYL TEJADA aka LINDA CHERYL TEJADA, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD A. BELLUM and TRACY L. BELLUM, husband and wife 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 6 in Block 7 of TRACT NO. 1035, GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.



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 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 \$51,000.00. 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 3rd 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.

(If executed by a corporation, affix corporate seal)

Linda Sheryl Tejada
LINDA SHERYL TEJADA

STATE OF OREGON,
County of Washington } ss.
1986

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

Personally appeared the above named LINDA SHERYL TEJADA and acknowledged the foregoing instrument to be her voluntary act and deed.

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 _____

Notary Public for Oregon
My commission expires: 3.6.88

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

Linda Sheryl Tejada
Rt. 2 Box 248B
Newberg, OR 97132

GRANTOR'S NAME AND ADDRESS
Richard A. Bellum & Tracy L. Bellum
4800 Driftwood
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

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 3rd day of December, 1986, at 10:27 o'clock A.M., and recorded in book M86 on page 22229 or as file/reel number 68867. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Fee: \$10.00 By _____ Recording Officer
Deputy

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