

68870

WARRANTY DEED  
11350-K

Vol. 11350 Page 22236

KNOW ALL MEN BY THESE PRESENTS, That FREDERICK LEE THOMPSON and NANCY JANE EARP who took title as NANCY JANE THOMPSON, as tenants in common

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LOWREY D. HARLAN and SHANNON D. HARLAN, 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 1 in Block 6 of Tract No. 1063, THIRD ADDITION TO VALLEY VIEW, 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 exceptions 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 \$ 50,500.00

However, the actual consideration consists of the whole or a part of the following described property: (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 25th 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.

*Frederick Lee Thompson*  
FREDERICK LEE THOMPSON

(If executed by a corporation, affix corporate seal)

*Nancy Jane Earp*  
NANCY JANE EARP formerly NANCY JANE THOMPSON  
STATE OF OREGON, County of Washington ) ss.  
November 25, 1986

STATE OF OREGON, )  
County of Klamath ) ss.  
December 1, 1986

Personally appeared the above named  
FREDERICK LEE THOMPSON

Personally appeared NANCY JANE EARP and who, being duly sworn,

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

Personally appeared the above named  
SHANNON D. HARLAN  
and acknowledged said instrument to be its voluntary act and deed.

(OFFICIAL SEAL)

*Kristi L. Redd*  
Notary Public for Oregon  
My commission expires: 11/16/87

*Shannon D. Harlan*  
Notary Public for Oregon  
My commission expires: 9/1/89

Frederick Lee Thompson / Nancy Jane Earp  
4771 Friede / 11347 SW Ironwood Loop  
Klamath Falls, OR / Tigard, OR 97223  
GRANTOR'S NAME AND ADDRESS

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 22236 or as file/reel number 68870

Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By *Ann Smith* Deputy

SPACE RESERVED FOR RECORDER'S USE

Fee: \$10.00

Lowrey D. Harlan & Shannon D. Harlan  
3105 Caroline St.  
Klamath Falls, OR 97601  
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

MOUNTAIN TITLE COMPANY

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