

68870

WARRANTY DEED
11300-K

Vol. 11300 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
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

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

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

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

Personally appeared the above named FREDERICK LEE THOMPSON

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

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

Shannon Woodhouse
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

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

Until a change is requested all tax statements shall be sent to the following address:
SAME AS GRANTEE

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

Fee: \$10.00