

# MOUNTAIN TITLE COMPANY

69298

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That CALVIN J. DENT and CLARA M. DENT, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by E. CHERI FREUND and FRED R. DEARBORN, not as tenants in common, but with the right of survivorship 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 16 in Block 1 of BEL-AIRE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to: All liens and encumbrances of record, including Trust Deed in favor of Security Savings and Loan Association, which buyers herein DO NOT agree to assume, and sellers herein further agree to hold buyers harmless therefrom.

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"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 as shown above,

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 \$ 30,000.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which) (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 15th day of December, 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)

Calvin J. Dent  
Calvin J. Dent

Clara M. Dent  
Clara M. Dent

STATE OF OREGON,  
County of Klamath } ss.  
12/15, 1986

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_

Personally appeared \_\_\_\_\_ and \_\_\_\_\_ 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 \_\_\_\_\_

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 behalf 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: \_\_\_\_\_

(OFFICIAL SEAL)

Personally appeared the above named Calvin J. Dent & Clara M. Dent

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

Amalia J. J. J.  
Notary Public for Oregon  
My commission expires: 8/16/88

Calvin J. Dent & Clara M. Dent

GRANTOR'S NAME AND ADDRESS

E. Cheri Freund & Fred R. Dearborn  
3805 11th Ave Pl.  
Moline, IL 61265

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,  
County of Klamath } ss.

I certify that the within instrument was received for record on the 15th day of December, 1986, at 11:48 o'clock A.M., and recorded in book M86 on page 23010 or as file/reel number 69299

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

Evelyn Biehn, County Clerk  
By Ann Smith Recording Officer Deputy

Fee: \$10.00

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