

MOUNTAIN TITLE COMPANY

69598

WARRANTY DEED

MTC-17442-1701 M86 Page 23595

KNOW ALL MEN BY THESE PRESENTS, That JOHN KETARKUS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DEAN OLSEN & LAURA OLSEN, 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 370, Block 122, MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

Real Estate Contract, including the terms and provisions thereof, by and between Fredrick Roy Call as vendor and John Ketarkus & Doris T. Ketarkus, husband and wife and assigned to Elroy W. Call and Elvira Frances Lien, which buyer herein DOES NOT agree to assume and pay, and seller further agrees to hold buyer harmless therefrom.

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 as shown above and those of record and apparent upon the land, if any, as of the date of this deed, 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 \$ 15,000.00. ~~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 is 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)

John Ketarkus
 John Ketarkus

STATE OF OREGON,

County of Klamath } ss.
 December 15, 1986

Personally appeared the above named
 John Ketarkus

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

Before me: *Gail C. Covey*
 GAIL C. COVEY
 NOTARY PUBLIC - OREGON

Notary Public for Oregon
 My commission expires 11-14-89

(OFFICIAL SEAL)

STATE OF OREGON, County of

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

a corporation, 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)

John Ketarkus

GRANTOR'S NAME AND ADDRESS

DEAN OLSEN & LAURA OLSEN

1927 Academy
 Klamath Falls, OR 97601After 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

SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 22nd day of December, 1986 at 10:48 o'clock A.M., and recorded in book M86 on page 23595 or as file/reel number 69598.

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

MOUNTAIN TITLE COMPANY