

89620

MOUNTAIN TITLE COMPANY

KNOW ALL MEN BY THESE PRESENTS, That

WARRANTY DEED

MTC-17467-K

Vol. M82

Page 23640

MARCIA A. MAGNESS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RONALD J. WINTON

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 22, Block 35, FIRST ADDITON TO KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

- continued on the reverse side of this deed -

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 stated on the reverse side of this deed 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 \$ 3,200.00. 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 22 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)

Marcia A. Magness by  
MARCIA A. MAGNESS  
Power of Attorney George A. Pondella

STATE OF OREGON,  
County of Klamath } ss.  
December 22, 1986

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

Personally appeared the above named MARCIA A. MAGNESS by George A. Pondella her Attorney In Fact

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

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

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.

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires: 7/13/89

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Marcia A. Magness

GRANTOR'S NAME AND ADDRESS  
Ronald J. Winton  
P.O. Box  
Sprague River, OR 97639

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, } ss.  
County of \_\_\_\_\_  
I certify that the within instrument was received for record on the day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

By \_\_\_\_\_ Recording Officer  
Deputy

MOUNTAIN TITLE COMPANY

1. Reservations as contained in plat dedication, to wit:  
"said plat being subject to a 16 foot easement centered on the back and side lines of all lots for future public utilities and to all easements and reservations of record."

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

on this 22nd day of Dec. A.D., 19 86  
at 1:31 o'clock P M. and duly recorded  
in Vol. M86 of Deeds Page 23640

Evelyn Biehn, County Clerk

By

*Wm Smith*

Deputy.

Fee, \$14.00