

69903

WARRANTY DEED

Vol. M86

Page

24210

KNOW ALL MEN BY THESE PRESENTS, That

URSULA C. REYNOLDS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

MATTHEW KENNETH RAVENHOUK

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 14, Block 5, CHILOQUIN DRIVE ADDITION, 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 \$ 5,500.00

~~However, the above consideration consists of or includes other property of value given or promised by the grantor to the grantee, which shall be stated in the body of this deed.~~ (The sentence between the symbols ①, 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 23 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.

Ursula C. Reynolds  
URSULA C. REYNOLDS

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of

December 23, 1986

} ss.

Personally appeared the above named

URSULA C. REYNOLDS

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

Before me,

Rebecca Sue Nelson  
Notary Public for Oregon

My commission expires: 12/6/25/89

STATE OF OREGON, County of

, 19

} ss.

Personally appeared

and

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, 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Ursula C. Reynolds

c/o William V. Deatherage, Attorney

84 Mountain View Drive

Eagle Point, OR 97524

Matthew Kenneth Ravenhouk

38604 10th St. E #6

Palmdale, CA 93550

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,

County of Klamath

} ss.

I certify that the within instrument was received for record on the 31st day of December, 1986, at 11:23 o'clock A.M., and recorded in book M86 on page 24210 or as file/reel number 69903

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

Fee: \$10.00

By Sam Smith Deputy