

70147 MTC-17511

WARRANTY DEED

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70147  
KNOW ALL MEN BY THESE PRESENTS, That Kevin L. Lamson and Margaret I. Lamson, as tenants in common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Oliver R. Spires and Dianne E. Spires, 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 \_\_\_\_\_ and State of Oregon, described as follows, to-wit:

Lot 28 in Block 2 of TRACT 1145-NOB HILL, a resubdivision of portions of NOB HILL, IRVINGTON HEIGHTS, MOUNTAIN VIEW ADDITION AND ELDORADO HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

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 subject to covenants, reservations, restrictions, easements of record and those apparent on the land

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 \$ 105,000.00

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 5 day of December, 1987

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.

Kevin L. Lamson by  
Margaret I. Lamson  
Margaret I. Lamson

STATE OF OREGON,  
County of Klamath } ss.  
December 5, 1987

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

Personally appeared the above named Margaret I. Lamson, individually and as power of attorney for Kevin L. Lamson, and acknowledged the foregoing instrument to be their voluntary act and deed.

Personally appeared \_\_\_\_\_, 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, 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) *Wardene Drucker*  
Notary Public for Oregon  
My commission expires: 6/16/88

Notary Public for Oregon  
My commission expires: \_\_\_\_\_  
(OFFICIAL SEAL)  
(If executed by a corporation, affix corporate seal)

Kevin L. Lamson and Margaret I. Lamson

GRANTOR'S NAME AND ADDRESS  
Oliver R. Spires and Dianne E. Spires

GRANTEE'S NAME AND ADDRESS  
After recording return to:  
Klamath Pt. Fed  
540 Main  
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address.  
Oliver R. Spires & Dianne E. Spires  
C/O Klamath Falls  
540 Main St, Klamath Falls

STATE OF OREGON,  
County of Klamath } ss.

I certify that the within instrument was received for record on the 6th day of January, 1987, at 4:12 o'clock P.M., and recorded in book/reel/volume No. M87 on page 240 or as fee/file/instrument/microfilm/reception No. 70147 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME  
By *Ann Smith* Deputy

Fee: \$10.00