

70399

WARRANTY DEED

MTC-17546 VP M87 Page

674

KNOW ALL MEN BY THESE PRESENTS, That RANDALL NEAL SOUDERS and JARI ANN ARMSTRONG, each as to an undivided $\frac{1}{2}$ interest hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STEPHEN E. IHDE and NANCY J. IHDE, husband and wife, hereinafter called the grantee and grantee's heirs, successors and assigns, 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 6 in Block 2 of CYPRESS VILLA, 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 those of record and 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 \$ 48,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).~~ 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 13th day of January, 1987; 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)

STATE OF OREGON,

County of Klamath } ss.
1/13, 1987.

Personally appeared the above named Randell Neal Souders, also known as Randell N. Souders, individually and as Attorney in fact for Jari Ann Armstrong, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me, Pamela J. Pence, Notary Public for Oregon
My commission expires: 8/16/88

Randell Neal Souders & Jari Ann Armstrong

STATE OF OREGON, County of

Personally appeared, 19,) ss.

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)

GRANTOR'S NAME AND ADDRESS

Stephen E. Ihde & Nancy J. Ihde
5474 Villa Dr.
Klamath Falls OR 97603

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 January, 1987, at 11:21 o'clock AM., and recorded in book M87 on page 674 or as file/reel number 70399. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
By Bernetha J. Fitch, Recording Officer
Deputy

Fee \$10.00

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY