

70477

WARRANTY DEED

MTC-17634-K

Vol. M87 Page 810

KNOW-ALL MEN BY THESE PRESENTS, That OLIVER R. SPIRES and DIANNE SPIRES aka

DIANNE E. SPIRES, husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
CLARK D. PEDERSON and RITA J. PEDERSON, husband and wife, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

**Lots 28 and 29 of Block 2 of Nob Hill Subdivision located in Klamath Falls, Klamath
County, Oregon; excepting a portion of Lot 28 more particularly described as follows:

Beginning at a 1/2" iron pin at the Western right-of-way of Mountain View Blvd., marking
the property corner of Lots 28 and 29; thence, South 25°33'01" West, 58.90' along said
right-of-way to a 5/8" iron pin marking a point of curve; thence, along said right-of-
way on a curve to the right having a radius of 16.10' to a 1/2" iron pin marking the
property corner of Lots 27 and 28; thence leaving said right-of-way North 57°34'29" West
101.31' to a 1/2" iron pin marking a property corner of Lots 21, 27, and 28; thence North
57°34'29" West, 9.29' to a point; thence North 40°28'39" East, 63.92' to a point on the
property line common to Lots 28 and 29; thence South 64°26'59" East, 93.34' along the

MOUNTAIN TITLE COMPANY

property line common to Lots 28 and 29 to the point of beginning.
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."

*NOB HILL RE-SUBDIVISION - TRACT 1145

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
those 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 \$ 18,250.00

~~THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 18,250.00~~
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 16th day of January, 19 87;
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
January 16, 19 87

Personally appeared the above named
OLIVER R. SPIRES and DIANNE E. SPIRES

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

(OFFICIAL
SEAL)

Before me:

Notary Public for Oregon

My commission expires: 11/16/87

OLIVER R. SPIRES

DIANNE E. SPIRES

STATE OF OREGON, County of

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

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 be-
half 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)

Oliver R. Spires & Dianne E. Spires
224 Mountain View Blvd.
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Clark D. Pederson & Rita J. Pederson
5845 Mack Avenue
Klamath Falls, OR 97603
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

I certify that the within instru-
ment was received for record on the
16th day of January, 19 87,
at 2:08 o'clock P.M., and recorded
in book M87 on page 810 or as
file/reel number 70477

Record of Deeds of said county.
Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk
By Pamela J. Letoch, Recording Officer
Deputy

Fee \$10.00