MOUNTAIN TITLE COMPANY

70743

WARRANTY DEED IT CO JE VOI. MgM

as tenants in common as to an undivided ½ interest each

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOSEPH S. MC BRIDE and LINDA E. MC BRIDE, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 10, Block 1, VALE DEAN CANYON, TRACT 1198, according to the official plat thereof on file in the office of the County Clerk of Klamath County,

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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."

2 2 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 tee simple of the above granted premises, free from all encumbrances except all those exceptions of record and those apparent upon the land, if any, as of and that The date of this deed

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 \$ 15,000.00

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 day of January

it a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by

(If executed by a corporation, affix corporate seat)

STATE OF OREGON, County of Klamath January 23 19 87 1 Personally appeared the above named W. F. DEAN and GLADYS DEAN

ò and acknowladged the foregoing instru-THEIR" y voluntary act and deed, ment to be

Fristi L. K (OFFICIAL) SEAL)

Notary Public for Oregon My commission expires, 11/16/87

NAME, ADDRESS, ZIP

president and that the latter is the secretary of and that the seal affixed to the foregoing instrument is the corporation, 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:

ladep Dea

ean

who, being duly sworn, each for himself and not one for the other, did say that the former is the

Notary Fublic for Oregon

GLADYS DEAN

, 19

STATE OF OREGON, County of ...

Personally appeared ...

(OFFICIAL SEAL)

MOUNTAIN TITLE

COMPAN

My commission expires:

W. F. Dean & Gladys Dean 8353 Arant Rd. STATE OF OREGON. Klamath Falls, OR 97603 Klamath County of Joseph S. McBride & Linda E. McBride I certify that the within instru-5829 Southgate ment was received for record on the 20th day of January ,19 87, at 9:49 o'clock And Klamath Falls, OR 97603 26th day of Samueland at 9:49 o'clock A.M., and recorded in book M87 on page 1190 or as file/seel number 70743 GRANTEE'S NAME AND ADDRESS SPACE RESERVED After recording return to: FOR SAME AS GRANTEE RECORDER'S USE Record of Deeds of said county. Witness my hand and seal of NAME, ADDRESS, ZIP County affixed. Until a change is requested all tax statements shall be sent to the following address. SAME AS GRANTEE Evelyn Biehn, County Clerk Recording Officer Fee: \$10.00

MOUNTAIN TITLE COMPANY

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