

70842

MOUNTAIN TITLE COMPANY

WARRANTY DEED

Vol. M87 Page 1387

KNOW ALL MEN BY THESE PRESENTS, That RANDALL J. WHITING and MILLICENT F. WHITING, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WAYNE RANDALL and APRIL RANDALL, 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 Klamath and State of Oregon, described as follows, to-wit:

Lots 3 and 4, Block 29, TRACT NO. 1113, OREGON SHORES UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: All those covenants, conditions, restrictions, and easements of record and Contract of Sale recorded in Volume M85, page 16023, Microfilm Records of Klamath County, Oregon, between The State of Oregon, by and through the Director of Veterans' Affairs, as Vendor, and Randall J. Whiting and Millicent F. Whiting, husband and wife, as Vendees which the Grantees named above hereby agree to assume and pay in full the Vendees interest in the above described Contract of Sale.

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 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 \$ 37,000.00. However, the actual consideration consists of or includes other property or value given or promised which is 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 15th day of September, 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

September 15, 1986

Personally appeared the above named

RANDALL J. WHITING and MILLICENT F. WHITING

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

(OFFICIAL SEAL)

Before me: Kristi L. Redd

Notary Public for Oregon

My commission expires: 11/16/87

Randall J. Whiting & Millicent F. Whiting  
P.O. Box 201  
Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

Wayne Randall & April Randall  
1306

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.

Wayne Randall & April Randall  
HC 30 Box 1306

Chiloquin, OR 97624

NAME, ADDRESS, ZIP

Randall J. Whiting  
RANDALL J. WHITING

Millicent F. Whiting  
MILICENT F. WHITING

STATE OF OREGON, County of

Personally appeared

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)

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 28th day of January, 1987, at 9:07 o'clock AM, and recorded in book M87 on page 1387 or as file/reel number 70842

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

Evelyn Biehn, County Clerk  
Recording Officer

By Amy Smith Deputy

Fee: \$10.00

MOUNTAIN TITLE COMPANY