

70941

WARRANTY DEED

MTC-17028-K

Vol. M87

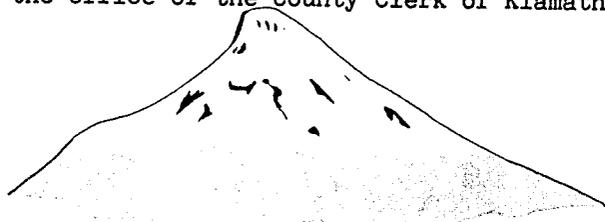
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1582

KNOW ALL MEN BY THESE PRESENTS, That CAROL MERCER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID MERCER and CAROL MERCER, 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:

Tract 18, Block 14, TRACT 1064, FIRST ADDITION TO GATEWOOD, 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 all those exceptions 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 \$ to add spouse.

On this day of January 1987, the said grantor, CAROL MERCER, being personally appeared and acknowledged the foregoing instrument to be her voluntary act and deed.

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 30th 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.

Handwritten signature of Carol Mercer and printed name CAROL MERCER.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath, January 30 19 87. Personally appeared the above named CAROL MERCER

STATE OF OREGON, County of Klamath, 19 87. Personally appeared and 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 acknowledged the foregoing instrument to be her voluntary act and deed.

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.

(OFFICIAL SEAL)

Handwritten signature of Kristin L. Redd.

Notary Public for Oregon

My commission expires: 11/16/87

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Grantor information: Carol Mercer, 5001 Southview, Klamath Falls, OR 97603

Grantee information: David Mercer & Carol Mercer, 5001 Southview, Klamath Falls, OR 97603

After recording return to: SAME AS GRANTEE

Until a change is requested all tax statements shall be sent to the following address. SAME AS GRANTEE

STATE OF OREGON, County of Klamath

I certify that the within instrument was received for record on the 30th day of January, 1987, at 2:06 o'clock PM., and recorded in book M87 on page 1582 or as file/reel number 70941

SPACE RESERVED FOR RECORDER'S USE

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

Evelyn Biehn, County Clerk Recording Officer. By Pam Smith, Deputy

Fee: \$5.00

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

87 JAN 30 PM 2:06