

71222

WARRANTY DEED

MTC-17504-K

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2088

KNOW ALL MEN BY THESE PRESENTS, That

MARCIA A. MAGNESS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

GEORGE L. GORTON

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 18, Block 35, FIRST ADDITION TO KLAMATH FOREST ESTATES, 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 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 \$ 3,200.00

~~ON ANY AND ALL CONVEYANCES MADE BY THE GRANTOR OR GRANTOR'S HEIRS, SUCCESSORS OR ASSIGNS, THE GRANTOR HEREBY COVENANTS TO DEFEND THE GRANTOR'S HEIRS, SUCCESSORS OR ASSIGNS FROM ALL ENCUMBRANCES EXCEPT THOSE OF RECORD AND THOSE APPARENT UPON THE LAND, IF ANY, AS OF THE DATE OF THIS 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 29th 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.

Marcia A. Magness
MARCIA A. MAGNESS

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON

County of Klamath

January 29, 1987

Personally appeared the above named
MARCIA A. MAGNESS

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

(OFFICIAL
SEAL)

Before me:

Notary Public for Oregon

My commission expires: 11/16/87

STATE OF OREGON, County of Klamath ss.

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

a corporation,
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:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

Marcia A. Magness

P.O. Box 286

Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

George L. Gorton

508 King Road

Roseville, CA 95678

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 ss.

I certify that the within instru-
ment was received for record on the
9th day of February, 1987,
at 4:16 o'clock P.M., and recorded
in book M87 on page 2088 or as
file/reel number 71222,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk
Recording Officer

Fee: \$10.00

By *Sam Smith* Deputy

MOUNTAIN TITLE COMPANY