

K-39242

1-1-74

71358

WARRANTY DEED

Vol. M87 Page 2308

Stites

KNOW ALL MEN BY THESE PRESENTS, That Arthur H. Stites and Valora I.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by David Latourette and Pamela Latourette, 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 11 and Lot 12, Block 72 in Buena Vista Addition, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

THIS INSTRUMENT does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify appropriate uses.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 reservations and restrictions in the dedication of Buena Vista Addition and those apparent upon the land.

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 \$ 85,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 6<sup>th</sup> day of February, 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.

(If executed by a corporation, affix corporate seal)

Arthur H. Stites  
Arthur H. Stites  
Valora I. Stites  
Valora I. Stites

STATE OF OREGON,

County of Klamath

February 6, 1987

STATE OF OREGON, County of

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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

Personally appeared the above named  
Arthur H. Stites and Valora I.  
Stites

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

(OFFICIAL SEAL)

Before me:  
PEGGY R. REYNOLDS  
NOTARY PUBLIC  
OREGON  
My Commission Expires 12-5-88

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. + Mrs. David Latourette  
2340 Auburn Street  
Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

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

Mr. + Mrs. David Latourette  
2340 Auburn Street  
Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 12th day of February, 1987, at 12:26 o'clock P. M., and recorded in book/reel/volume No. M87 on page 2308 or as document/fee/file/instrument/microfilm No. 71358, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Ann Smith Deputy

Fee: \$10.00

87 FEB 12 PM 12 26