

71432

MTC NO. 17392-L WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That KAREN MCCOY and KRISTEN TELL, not as tenants in common, but with the right of survivorship hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD J. RICKERT and CLETA B. RICKERT, 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 3, Block 35, FIFTH ADDITION TO KLAMATH RIVER ACRES, 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 those of record and apparent upon the land, if any, as of the date of this deed, and that

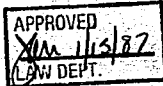
grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 54,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). If the sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030-1.

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 21 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.

(If executed by a corporation, affix corporate seal)



X Karen McCoy  
Karen McCoy  
X Kristen Tell  
Kristen Tell

STATE OF OREGON, County of \_\_\_\_\_, 19\_\_\_\_ ss.

STATE OF OREGON, Iowa  
County of Polk  
January 21, 1987

Personally appeared the above named  
Karen McCoy & Kristen Tell

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

Before me  
Notary Public for Oregon  
My commission expires: 9/14/89

Personally appeared \_\_\_\_\_, 19\_\_\_\_ and  
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:

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires:

GRANTOR'S NAME AND ADDRESS  
Donald J. Rickert and Cleta B. Rickert  
11211 Whitegoose Lane  
Keno Oregon 97627

After recording return to:

MTC

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 13th day of February, 1987, at 3:42 o'clock P.M., and recorded in book M87 on page 2434 or as file/reel number 71432.

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

Evelyn Biehn, County Clerk  
By Pamela A. Biehn, Deputy

Fee \$10.00