

71572

WARRANTY DEED

MTC-71572-K

Vol. M87

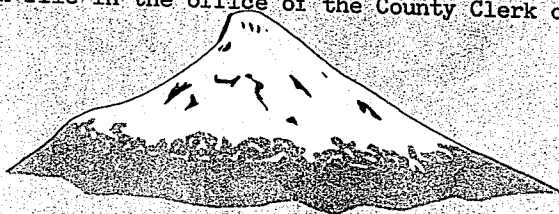
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2674

KNOW ALL MEN BY THESE PRESENTS, That JAMES. MADISON MC-DONALD

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LUCEAL M. ROSS and HARRY H. BROWN, not as tenants in common, but with the right of survivorship, hereinafter called the grantees, 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 1, Block 2, HOLLISTER ADDITION to the City of Klamath Falls, 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 of record and those apparent upon the land, if any, as of the date of this deed

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 \$ 6,000.00

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 16th 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)

James Madison McDonald
JAMES MADISON MC DONALD

STATE OF ~~OREGON~~ CALIFORNIA } ss.
County of Platte
February 16, 1987.

STATE OF OREGON, County of _____) ss.
_____, 19____

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:

and acknowledged the foregoing instru-
his _____ voluntary act and deed.

Before me:

Empress C. Smith
Notary Public for California
My commission expires:

James Madison McDonald
P.O. Box 535
Central Valley, OR 96019

GRANTOR'S NAME AND ADDRESS

Luceal M. Ross & Harry H. Brown
P.O. Box 1796
Klamath Falls, OR 97601

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
19th day of February, 1987,
at 4:09 o'clock P.M., and recorded
in book M87 on page 2674 or as
file/reel number 71572

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By *Ann Smith* Deputy

Fee: \$10.00

SPACE RESERVED
FOR
RECORDER'S USE