

# MOUNTAIN TITLE COMPANY

71840

17697

WARRANTY DEED

Vol. M87

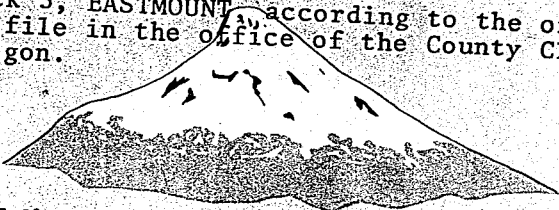
Page

3218

KNOW ALL MEN BY THESE PRESENTS, That JEANNE YVONNE SPILLANE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Durinda J. Rhodes and 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 1, Block 3, EASTMOUNT, 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, apparent on the ground and common to the area

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 \$ 32,900.00. 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 27 day of February, 19 87; 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)

Jeanne Yvonne Spillane  
Jeanne Yvonne Spillane

STATE OF OREGON,  
County of Klamath } ss.  
February 27, 19 87.

STATE OF OREGON, County of } ss.  
February 27, 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 \_\_\_\_\_

Personally appeared the above named Jeanne Yvonne Spillane 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.

Notary Public for Oregon  
My commission expires: 6-16-88

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Jeanne Yvonne Spillane

GRANTOR'S NAME AND ADDRESS  
Durinda J. Rhodes  
2839 Eastmount St  
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS  
Klamath First Federal  
540 Main Street  
Klamath Falls, OR 97601

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

Klamath First Federal  
540 Main Street  
Klamath Falls, OR 97601

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 27th day of February, 19 87, at 1:32 o'clock P.M., and recorded in book M87 on page 3218 or as file/reel number 71840, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By \_\_\_\_\_ Deputy

Fee: \$10.00