

72306

WARRANTY DEED

MTC-177038

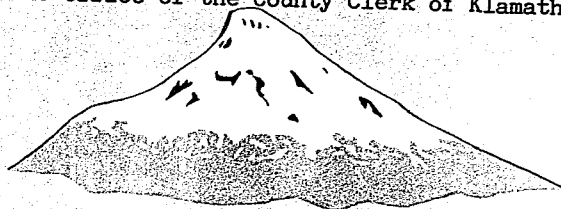
Vol. M87 Page 4043

KNOW ALL MEN BY THESE PRESENTS, That MICHAEL S. CAREY and CHERYL CAREY, husband

and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
WALTER A. WOODARD and JOILEEN WOODARD, 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 1, Block 12, TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, 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

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 \$ 47,702.51  
~~the whole of the~~

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 13th day of March, 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)

MICHAEL S. CAREY

CHERYL CAREY

STATE OF OREGON, } ss.  
County of Klamath,  
March 13, 1987.

Personally appeared the above named  
MICHAEL S. CAREY and CHERYL CAREY

and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

(OFFICIAL  
SEAL)

Before me:

Notary Public for Oregon

My commission expires: 11/16/87

STATE OF OREGON, County of Klamath, 1987.

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL  
SEAL)

Michael S. Carey & Cheryl Carey  
1750 Carlson Dr.  
Klamath Falls, OR 97603  
GRANTOR'S NAME AND ADDRESS

Walter A. Woodard & Joileen Woodard  
5016 Sunnyview Southview  
Klamath Falls, OR 97603  
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, } ss.

County of Klamath

I certify that the within instru-  
ment was received for record on the  
13th day of March, 1987,  
at 11:48 o'clock A.M., and recorded  
in book M87 on page 4043 or as  
file/reel number 72306,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By [Signature] Deputy

Fee: \$10.00