

72669

WARRANTY DEED

MC-1788

Vol. 1788

Page 4817

AILEEN ARNOLDI

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
CECIL JAMES AND MILDRED JAMES, 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:PARCEL 1: Lots 8, 9, 10 and 11, Block 10, SPRAGUE RIVER, according to the official
plat thereof on file in the office of the County Clerk of Klamath County, Oregon.PARCEL 2: Lots 12, 13, 14, 15 and 16, Block 10, SPRAGUE RIVER, 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 \$ 28,662.15

However, the actual consideration consists of or includes other property or value given or promised which is
the whole consideration (including which) (the amount of the consideration is hereby stated to be \$28,662.15)

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 24th 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.Aileen Arnoldi
Aileen Arnoldi(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of Klamath
3/24, 1987.

Personally appeared the above named

Aileen Arnoldi

and acknowledged the foregoing instru-
ment to be her voluntary act and deed.Notary Public for Oregon
My commission expires: 8/16/88

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____,

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:

Aileen Arnoldi

GRANTOR'S NAME AND ADDRESS

Cecil James and Mildred James
HC 63, Box 885-B
Sprague River, OR 97639After recording return to:
Cecil James and Mildred JamesHC 63 Box 885 B
Sprague River, OR 97639
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,

County of Klamath) ss.

I certify that the within instru-
ment was received for record on the
25th day of March, 1987,
at 8:34 o'clock A.M., and recorded
in book M87 on page 4817 or as
file/reel number 72669,Record of Deeds of said county.
Witness my hand and seal of
County affixed.Evalyn Biehn, County Clerk
Recording Officer
By Ann Smith Deputy

Fee: \$10.00

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY