

72857

MOUNTAIN TITLE COMPANY

WARRANTY DEED

WTR-17094-K

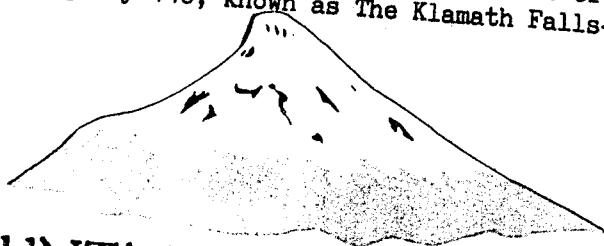
Vol. M87

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KNOW ALL MEN BY THESE PRESENTS, That FARM CREDIT SYSTEM CAPITAL CORPORATION

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES C. GRIMES and EILEEN GRIMES, 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:

The W $\frac{1}{2}$  E $\frac{1}{2}$  E $\frac{1}{2}$  E $\frac{1}{2}$ , Section 16, Township 39 South, Range 10 East of the Willamette Meridian, lying North of Highway 140, known as The Klamath Falls-Lakeview Highway, 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 \$ 7,500.00

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 30th day of March, 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.

Notary Public - State of Missouri  
Commissioned in Jackson County

STATE OF MISSOURI  
County of Jackson  
March 13, 19 87

Personally appeared the above named Paul M. Sylla

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

Before me: [Signature]  
Notary Public for Missouri  
My commission expires: 05/18/90

FARM CREDIT SYSTEM CAPITAL CORPORATION

BY: [Signature] Paul M. Sylla  
As it is

STATE OF OREGON, County of Jackson  
March 13, 19 87

Personally appeared Paul M. Sylla 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

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:

(OFFICIAL SEAL)

Farm Credit System Capital Corporation

GRANTOR'S NAME AND ADDRESS  
James C. Grimes  
11990 Hwy. 140  
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS  
SAME AS GRANTEE

NAME, ADDRESS, ZIP  
SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,  
County of Klamath

I certify that the within instrument was received for record on the 30th day of March, 19 87, at 3:16 o'clock P. M. and recorded in book M87 on page 5180 or as file/reel number 72857

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

MOUNTAIN TITLE COMPANY