

72977

MOUNTAIN TITLE COMPANY

WARRANTY DEED

MTC-17780-K

Vol. M87

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KNOW ALL MEN BY THESE PRESENTS, That JAMES C. HEIN and NANCY M. HEIN, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GEORGE C. JACOBS and BARBARA B. JACOBS, 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

Lot 4, Block 1, TRACT 1043, Resubdivision of a portion of Tract 11 and all of Tract 10, HOMEDALE, 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 \$60,100.00

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 1st day of April, 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 C. Hein  
JAMES C. HEIN

Nancy M. Hein  
NANCY M. HEIN

STATE OF OREGON, County of Klamath, ss.  
Personally appeared \_\_\_\_\_, 19\_\_\_\_ ) ss.

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 \_\_\_\_\_, who, being duly sworn, 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.

Before me: \_\_\_\_\_, a corporation, 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)

STATE OF OREGON, County of Klamath, ss.  
April 1, 1987

Personally appeared the above named JAMES C. HEIN and NANCY M. HEIN

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

Before me: Kristin L. Redd  
Notary Public for Oregon  
My commission expires: 11/16/87

James C. Hein & Nancy M. Hein  
3540 Montavilla  
Klamath Falls, OR

GRANTOR'S NAME AND ADDRESS

George C. Jacobs & Barbara B. Jacobs  
2636 Pomona Way  
Medford, OR 97501

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

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 1st day of April, 1987, at 3:10 o'clock P.M., and recorded in book M87 on page 5414 or as file/reel number 72977

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

MOUNTAIN TITLE COMPANY