

73046

MOUNTAIN TITLE COMPANY

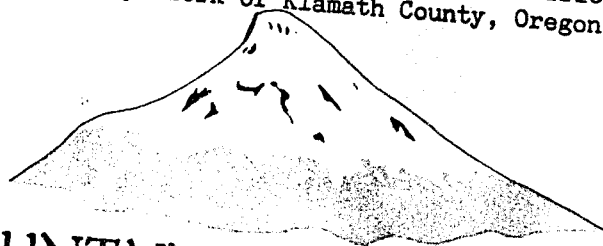
WARRANTY DEED

MTC-1779-AL-1787

Page 5546

KNOW ALL MEN BY THESE PRESENTS, That M. C. HOWARD and JUNE HOWARD, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by J. M. BURSON and REBA BURSON, 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:

Lot in Block 1 of KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.



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"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 \$ 30,000.00. However, the actual consideration consists of or includes other property or value given or promised which is 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 3rd 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)

M. C. HOWARD

JUNE HOWARD

STATE OF OREGON  
County of Klamath  
April 3, 1987  
Personally appeared the above named  
M. C. HOWARD and JUNE HOWARD

STATE OF OREGON, County of Klamath, 1987 ss.

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 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: 11/16/87  
Kristi L. Ridd

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

GRANTOR'S NAME AND ADDRESS  
M. C. Howard & June Howard  
575 Kinney #39  
Coalmiga, CA 93210

GRANTEE'S NAME AND ADDRESS  
J. M. Burson & Reba Burson  
14239 Hwy 66  
Klamath Falls, OR 97601

After recording return to:  
SAME AS GRANTEE

NAME, ADDRESS, ZIP  
SAME AS GRANTEE

Until a change is requested all tax statements shall be sent to the following address:  
NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was received for record on the 3rd day of April, 1987, at 10:59 o'clock A.M., and recorded in book M87 on page 5546 or as file/reel number 73046.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

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

Fee: \$10.00

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