

73487

WARRANTY DEED

MTC-72820

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KNOW ALL MEN BY THESE PRESENTS, That YVONNE SAMITORE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by VICKY A. DILL, 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:

That portion of Lot 12 of Block 3 of FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:
Beginning at the Northwest corner of said Lot, thence South along the Westerly line of said Lot and parallel to Avalon Street, a distance of 125 feet; thence in an Easterly direction parallel to Boardman Avenue, a distance of 50 feet; thence Northerly and parallel to Avalon Street, a distance of 125 feet; thence Westerly parallel to Boardman Avenue, and along the Northerly line of said Lot, a distance of 50 feet to the point of beginning.

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 \$15,500.00.

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 11th 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)

STATE OF ~~Oregon~~ Washington } ss.
County of ~~Washington~~ Walla Walla }
April 11th, 1987

Personally appeared the above named YVONNE SAMITORE

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

Notary Public for Oregon Washington
My commission expires: Mar 4, 1988

STATE OF OREGON, County of _____) ss.
_____, 19____

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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

Yvonne Samitore
Rt. 2 Box 318
Milton-Freewater, OR 97862
GRANTOR'S NAME AND ADDRESS

Vicky A. Dill
3855 Pine Grove Rd.
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:
MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY
407 Main Street
Klamath Falls, OR 97601
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 instrument was received for record on the 15th day of April, 1987, at 9:30 o'clock A.M., and recorded in book M87 on page 6347 or as file/reel number 73487, Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By *Ann Smith* Deputy

Fee: \$10.00

SPACE RESERVED
FOR
RECORDER'S USE