

73796

WARRANTY DEED

MTC-17830-P

Vol. M87 Page 6875

KNOW ALL MEN BY THESE PRESENTS, That ROLAND E. COMEAU and PATRICIA S. COMEAU, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALBIN STEFFAN, 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:

Beginning at a point 1335 feet South of the Northeast corner of Section 21, Township 33 South, Range 7½ East of the Willamette Meridian, Klamath County, Oregon; thence West 175 feet; thence South 110 feet; thence East 175 feet to the East line of Section 21; thence North on said Section line 110 feet to the point of beginning; EXCEPTING THEREFROM any portion lying within the boundaries of State Highway 62.

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 \$ 2,000.00

©However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 2,000.00. 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 14th 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~~ Colorado } ss.
County of EL PASO
April 14, 1987

Personally appeared the above named
Roland E. Comeau &
Patricia S. Comeau

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

Before me:

Roberta Lemerises
Notary Public for Oregon Colorado
My commission expires: 11-30-90

Roland E. & Patricia S. Comeau

GRANTOR'S NAME AND ADDRESS

ALBIN STEFFAN
P. O. Box 427
Galt, CA 95632

After recording return to:
GRANTEE

NAME, ADDRESS, ZIP

GRANTEE

Until a change is requested all tax statements shall be sent to the following address.

NAME, ADDRESS, ZIP

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

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 23rd day of April, 1987, at 1:39 o'clock P. M., and recorded in book M87 on page 6875 or as file/reel number 73796. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
By Ann S. Eld Recording Officer
Deputy

Fee: \$10.00