1997 - 1999 - T 74094 WARRANTY DEED Vol. KNOW ALL MEN BY THESE PRESENTS, That hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ... JAMES M. ... HARDENBROOK and PAULA J. HARDENBROOK, 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 ap-Lots 228, 229 and 230, RESUBDIVISION OF SOUTHERLY PORTION OF TRACTS B AND C, FRONTIER TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. à 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, 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 \$ 26,000.00 OHOWEVER, THE ACTUAL CONSIDERATION CONSISTS SEAST INCLUDES SHIFTER SEASTING SEARCE SUMMER OF STRATES AND A STRATES A WRING CONSIDERATION (THE WITCH KORSEN STREET ST 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 15t day of May if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by . m.a. Benedict (If executed by a corporation, affix corporate seai) M. A. BENEDICT STATE OF OREGON, STATE OF OREGON, County of County of Klamath 5/1 , 19 87 . Personally appeared who, being duly sworn, Personally appeared the above named each for himself and not one for the other, did say that the former is the M. A. Benedict and deknost president and that the latter is the secretary of , and acknowledged the foregoing instruand that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in be-half of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed. ment to be Brites me: (A) Welg Spen his voluntary act and deed. 10% (OFFICIAL EAL)n U BNotary, Public for Oregon (OFFICIAL SEAL) ···· Notary Public for Oregon TTE My Commission expires: 8/16/88 My commission expires: M. A. Benedict STATE OF OREGON. GRANTOR'S NAME AND ADDRESS County of Klamath James M. & Paula J. Hardenbrook HC 34 Box 66-B Klamath Falls 0 & 97601 GRANTEE'S NAME AND ADDRESS I certify that the within instrument was received for record on the at 3:56..... o'clock P.M., and recorded After recording return to: SPACE RESERVED in book M87..... on page, 7447.... or as FOR Grantee file/reel number 74094 RECORDER'S USE Record of Deeds of said county. Witness my hand and seal of NAME, ADDRESS, ZIP County affixed. Until a change is requested all tax statements shall be sent to the following a Evelyn Biehn, County Clerk Grantee Fee: \$10.00 Recording Officer Am The Deputy NAME, ADDRESS, ZIP

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