

75645

WARRANTY DEED

Vol. M87 Page 10186

KNOW ALL MEN BY THESE PRESENTS, That RODNEY D. KLUS and MYRLE M. KLUS now known as MYRLE M. OWINGS, as tenants in common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MOSLEY S. DAVIS and PHYLLIS R. DAVIS, 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 34, FIRST ADDITION TO MADISON PARK, 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 \$ 40,000.00

~~NOTARY PUBLIC STATE OF OREGON COUNTY OF KLAMATH RODNEY D. KLUS~~

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 8th day of June, 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.

RODNEY D. KLUS

MYRLE M. OWINGS

STATE OF OREGON, County of Coos) ss.

June 8, 1987

Personally appeared Myrle M Owings 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

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.

She Before me:

Notary Public for Oregon

My commission expires: 4 25 1988

STATE OF OREGON) ss.

County of Klamath)

June 10, 1987

Personally appeared the above named RODNEY D. KLUS

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

Rodney D. Klus & Myrle M. Owings

2945 Patterson /P.O. Box 578

Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

Mosley S. Davis & Phyllis R. Davis

5829 Cheney 2111 118th Ave. E

Klamath Falls, OR 97603 Graham, WA 98338

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 12th day of June, 1987, at 9:58 o'clock A.M., and recorded in book M87 on page 10186 or as file/reel number 75645

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pam Smith Deputy

Fee: \$10.00