

75822

WARRANTY DEED
MTC-18180-P

Vol. M87

Page

10471

KNOW ALL MEN BY THESE PRESENTS, That CHUCK B. WILCOX & THERESA WILCOX, husband

and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT L. OWEN
& TERESA S. OWEN, husband and wife
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-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

42 The West 75 feet of TRACT 47 and the West 10 feet of the East 75 feet of the West
150 feet of TRACT 47, all in PLEASANT HOME TRACTS, Klamath County, Oregon.

Subject to: Liens and encumbrances of record, including Trust Deed in favor of
U. S. National Bank of Oregon, recorded in Volume M86, page 7288, Microfilm Records
of Klamath County, Oregon, with buyers herein agree to assume and pay, and further
agree to hold sellers harmless therefrom.

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 \$ 37,508.24

~~When the consideration is stated in terms of dollars and cents, 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 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 17th day of June, 19 87;
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.

Chuck B. Wilcox

Theresa Wilcox

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

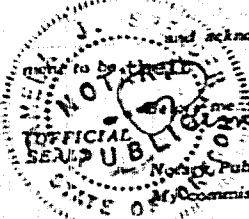
County of Klamath

6/17, 1987

Personally appeared the above named

Chuck B. Wilcox & Theresa Wilcox

and acknowledged the foregoing instru-
voluntary act and deed.



Evelyn Biehn

Notary Public for Oregon

My commission expires: 8/16/88

STATE OF OREGON, County of

Personally appeared

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 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.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

CHUCK B. & THERESA WILCOX

GRANTOR'S NAME AND ADDRESS

ROBERT L. & TERESA S. OWEN

1935 Ivory Falls OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instru-
ment was received for record on the
17th day of June, 19 87,
at 11:42 o'clock A.M., and recorded
in book M87 on page 10471 or as
file/reel number 75822

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