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76213

MOUNTAIN TITLE COMPANY

Vol. M87 Page 11373
WARRANTY DEED
MTC-18803 Vol. M87 Page 11248

KNOW ALL MEN BY THESE PRESENTS, That
Clarence F. Gansberg

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Daniel Hinchee and Theresa Hinchee, 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:

STREET
Lots 3,11,12,13 and 14, Block 3, SIXTH ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

together with that portion of vacated alley which inured thereto.

** RECORDED TO CORRECT LEGAL DESCRIPTION **

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 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 \$ 75,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted See OPS 93.030.) 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 26 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.

Clarence F. Gansberg

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
June 26, 19 87.

Personally appeared the above named

Clarence F. Gansberg

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

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 7/13/89

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:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Clarence F. Gansberg

GRANTOR'S NAME AND ADDRESS

Daniel F. Hinchee
1019 Laurel
Klamath Falls, Oregon 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) ss.

I certify that the within instrument was received for record on the 26th day of June, 19 87, at 3:36 o'clock P.M., and recorded in book M87 on page 11248 or as file/reel number 76213.

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

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 29th day
of June A.D. 19 87 at 4:04 o'clock P M., and duly recorded in Vol. M87
of Deeds on Page 11373.
Evelyn Biehn, County Clerk
By *Edm Smith*

FEE \$9.00