

# MOUNTAIN TITLE COMPANY

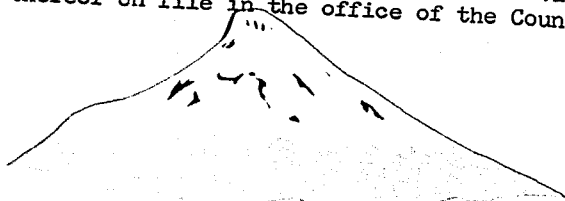
76437

WARRANTY DEED  
MTC-18234-Rui 1180 Page 11603

KNOW ALL MEN BY THESE PRESENTS, That JAMES A. BURSELL & LUCILLE M. BURSELL, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVE M. ALEXANDER and SHIRLEY P. ALEXANDER, 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 13 in Block 11, TRACT 1079, SIXTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.



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"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 \$ 54,000.00

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 1st day of July, 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)

*James A. Bursell*  
James A. Bursell

*Lucille M. Bursell*  
Lucille M. Bursell

STATE OF OREGON,

County of Klamath

7/1 1987

STATE OF OREGON, County of Klamath, ss.

Personally appeared

Personally appeared the above named

James A. Bursell & Lucille M. Bursell

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

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.

Before me:

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

JAMES A. & LUCILLE M. BURSELL

GRANTOR'S NAME AND ADDRESS

DAVE M. & SHIRLEY P. ALEXANDER  
3714 Rio Vista  
Klamath Falls, OR 97603

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 1st day of July, 1987, at 3:52 o'clock PM., and recorded in book M87 on page 11603 or as file/reel number 76437, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By *Bernetha J. Helch* Deputy

Fee \$10.00

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