

# MOUNTAIN TITLE COMPANY

76565

MTC 18232-P WARRANTY DEED

Vol M87 Page 11823

KNOW ALL MEN BY THESE PRESENTS, That

Lloyd E. McClure and Catherine M. McClure, Husband and Wife  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
Laurence Miller and Kathryn Miller, 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-  
pertain, situated in the County of Klamath  
and State of Oregon, described as follows, to-wit:

Lot 11, Block 21, INDUSTRIAL ADDITION to the City of Klamath Falls,  
according to the official plat thereof on file in the office of the  
County Clerk, 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 those  
of record and those 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 \$13,580.00  
~~However, the actual consideration consists of or includes other property or value given or promised which is~~  
~~the whole consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 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 6<sup>th</sup> 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.

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.

7/6, 1987

Personally appeared the above named  
Lloyd E. McClure and  
Catherine M. McClure

and acknowledged the foregoing instru-  
ment to be their  
voluntary act and deed.

Edmundo Spencer  
Notary Public for Oregon  
My commission expires: 8/16/88

Lloyd E. and Catherine M. McClure

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

Personally appeared \_\_\_\_\_

and  
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 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:

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

(OFFICIAL  
SEAL)

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-  
ment was received for record on the  
6th day of July, 1987,  
at 4:27 o'clock P. M., and recorded  
in book M87 on page 11823 or as  
file/reel number 76565,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Evelyn Biehn, County Clerk

By Pam Smith Recording Officer  
Deputy

Fee: \$10.00

## MOUNTAIN TITLE COMPANY