

76619

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That GARY A. HOLCOMB

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EARL H. GARNER, 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 36 in Block 61 Klamath Falls Forest Estates Highway 66 Unit Plat No. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

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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 Subject to easements and rights of way of record and apparent on the land.

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. and that The true and actual consideration paid for this transfer, stated in terms of dollars, is \$2,000.00

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 ORS 33.030.) 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 7th 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.

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.

Gary A. Holcomb

STATE OF OREGON, County of Klamath July 7, 1987

STATE OF OREGON, County of ss.

Personally appeared the above named Gary A. Holcomb

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

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

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.

(OFFICIAL SEAL) Notary Public for Oregon My commission expires: 6-21-88

Notary Public for Oregon My commission expires: (OFFICIAL SEAL) (If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

STATE OF OREGON, County of Klamath ss.

GRANTEE'S NAME AND ADDRESS

I certify that the within instrument was received for record on the 7th day of July, 1987, at 2:33 o'clock P.M., and recorded in book/reel/volume No. M87 on page 11934 or as fee/title/instrument/microfilm/reception No. 76619 Record of Deeds of said county.

Earl H. Garner 5700 Eve's Lane Chico, California 95926

SPACE RESERVED FOR RECORDER'S USE

Witness my hand and seal of County affixed. Evelyn Biehn, County Clerk

Earl H. Garner 5700 Eve's Lane Chico, California 95926

By Pam Smith Deputy

Fee: \$10.00

10.00 Cash