

76667

MTC-1833-K Vol. M87 Page 12006
WARRANTY DEEDKNOW ALL PERSONS BY THESE PRESENTS, made this 8th day of July, 1987, that:

CHARLES W. MCGILLIVRAY, Grantor, for the consideration hereafter stated, conveys and warrants to LUZ * ELENA TENA, Grantee, the following described premises in Klamath County, Oregon, to wit:

North $\frac{1}{2}$ of Lots 1 and 2, Block 215, Mills Second Addition to the City of Klamath Falls, according to the office plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

Reservations, restrictions, easements and rights of way of record and those apparent on the land. Real property taxes and assessments for the year 1987-88 which are now a lien but are not yet payable; and the following statement required by law:

"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." ORS 93.040

The true and actual consideration for this transfer is \$22,000.00

TO HAVE AND TO HOLD the premises with their appurtenances unto the said Grantee, her heirs, devisees, grantees, and assigns forever.

The Grantor hereby covenants that as of this date he is the owner in fee simple of said premises; that he is free of all encumbrances except those above set forth, and that he will warrant and defend the same from all lawful claims except those above set forth, which the Grantee has agreed to take subject to.

WITNESS the hands of the Grantor the day and year first herein written.

Charles W. McGillivray
Charles W. McGillivray

STATE OF OREGON)
) SS
County of Klamath)

On this 8th day of July, 1987, personally appeared the above named Charles W. McGillivray and acknowledged the foregoing instrument to be his voluntary act and deed.

(SEAL)

Kristi L. Redd
Notary Public for Oregon
My commission expires: 11/16/87

Until a change is requested all Tax statements shall be sent to the following address:
Charles W. McGillivray & Alice L. McGillivray
5709 Casa Way
Klamath Falls, OR 97603
After recording return to:
Elena Tena
1302 Division, Klamath Falls, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 8th day of July A.D. 19 87 at 4:11 o'clock P M., and duly recorded in Vol. M87 of Deeds on Page 12006.

FEE \$10.00

Evelyn Biehn, County Clerk
By *[Signature]*