

MOUNTAIN TITLE COMPANY

77059

WARRANTY DEED

MC-18363-K

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12726

KNOW ALL MEN BY THESE PRESENTS, That BRUCE E. BRICKNER, as to an undivided 1 interest hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LARRY J. BLAKE and H. JEANE BLAKE, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 1 in Block 5, TRACT NO. 1117, FIRST ADDITION TO EAST HILLS ESTATES, according to the official plat thereof on file in the office of the County Clerk of 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 all 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 \$ 66,000.00 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 14 day of July, 19 87; 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)

BRUCE E. BRICKNER
BRUCE E. BRICKNER

STATE OF OREGON WASHINGTON
County of Klamath, 19 87.

STATE OF OREGON, County of _____, 19 ____ ss.

Personally appeared the above named BRUCE E. BRICKNER

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 his 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. Before me:

(OFFICIAL SEAL)
Notary Public for Washington
My commission expires: 6-22-1989

Notary Public for Oregon
My commission expires: _____ (OFFICIAL SEAL)

BRUCE E. BRICKNER
37102 200th Avenue SE
Auburn, WA 98002

GRANTOR'S NAME AND ADDRESS
LARRY J. BLAKE and H. JEANE BLAKE
1919 Euclid
Klamath Falls, OR 97601

After recording return to:
SAME AS GRANTEE

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath ss.

I certify that the within instrument was received for record on the 17th day of July, 19 87, at 11:44 o'clock AM, and recorded in book M87 on page 12726 or as file/reel number 77059 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
By P. Smith Recording Officer
Deputy

Fee: \$10.00

MOUNTAIN TITLE COMPANY