

MOUNTAIN TITLE COMPANY

77076

WARRANTY DEED

ME-7890-K Vol. 1787

Page 12750

KNOW ALL MEN BY THESE PRESENTS, That ROBERT J. BJORNSEN and NANCY L. BJORNSEN, husband and wife, as to Parcel 1 and as to an undivided $\frac{1}{2}$ interest in Parcel 2 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HENRY BYERS 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:

PARCEL 1: The N $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 24, Township 35 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.
PARCEL 2: The NE $\frac{1}{4}$ of Section 24, Township 35 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

**grantors continued - and TIMOTHY R. MORSE and SHERRY L. MORSE, as tenants in common, as to an undivided $\frac{1}{2}$ interest as to Parcel 2.

- continued on the reverse side of this deed -

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 and that 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 \$ 85,000.00

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 2nd 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)

ROBERT J. BJORNSEN
NANCY L. BJORNSEN

STATE OF NEVADA
County of Clark
July 2, 19 87

TIMOTHY R. MORSE
SHERRY L. MORSE

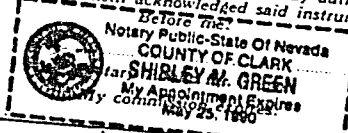
STATE OF OREGON, County of CLATSOP
July 2nd, 19 87

Personally appeared the above named ROBERT J. BJORNSEN, NANCY L. BJORNSEN, TIMOTHY R. MORSE, and SHERRY L. MORSE and acknowledged the foregoing instrument to be their voluntary act and deed.

Personally appeared Robert J. BJORNSEN, NANCY L. BJORNSEN, and Timothy R. MORSE, Sherry L. MORSE 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: Shirley M. Green
Notary Public for Nevada
My commission expires:



(OFFICIAL SEAL)

ROBERT J. BJORNSEN and NANCY L. BJORNSEN, et al
953 E. Sahara Ave., Suite 236
Las Vegas, NV 89104
GRANTOR'S NAME AND ADDRESS

HENRY BYERS
P.O. Box 5188
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE

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

STATE OF OREGON,
County of } ss.
I certify that the within instrument was received for record on the day of , 19 at o'clock M., and recorded in book on page or as file/reel number
Record of Deeds of said county.
Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

By Recording Officer Deputy

MOUNTAIN TITLE COMPANY

- continued from the reverse side of this deed -

SUBJECT TO:

12751

1. Mortgage, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein,
Dated: August 1, 1979
Recorded: September 10, 1979
Volume: M79, page 21580, Microfilm Records of Klamath County, Oregon
Mortgagor: Robert J. Bjornsen and Nancy L. Bjornsen, husband and wife
Mortgagee: Robert L. Hooker and Doreen Hooker, husband and wife
(Affects Parcel 2) The Grantee named in this Warranty Deed has agreed to assume and pay in full the above described Mortgage as of the date of this deed.
2. Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein,
Dated: July 30, 1981
Recorded: August 19, 1981
Volume: M81, page 14773, Microfilm Records of Klamath County, Oregon
Grantor: Robert J. Bjornsen and Nancy L. Bjornsen, husband and wife
Trustee: Mountain Title Company
Beneficiary: Robert L. Hooker and Doreen Hooker, husband and wife
(Affects Parcel 1) The Grantee named in this Warranty Deed has agreed to assume and pay in full the above described Mortgage as of the date of this deed.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 17th day
of July A.D., 19 87 at 2:19 o'clock P M.. and duly recorded in Vol. M87
of Deeds on Page 12750

FEE \$14.00

Evelyn Biehn, County Clerk

By Ann Smith

