WARANTY DEED Vol M81 77405 Page_ me KNOW ALL MEN BY THESE PRESENTS, That KERNS BROS. REAL ESTATE, an assumed busines name, who acquired title as Kerns Brothers Real Estate hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Theodore Dicken , here , 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: The North 1 of Lots 1 and 2, Block 12, NORTH KLAMATH FALLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of KlamAth County, Oregon. SUBJECT TO: Liens and encumbrances of record including Trust Deed in favor of Klamath First Federal Savings & Loan Association, wich buyers herein agree to assume and pay in full, and further agree to hold seller's harmless therefrom. III MOUNTAIN TITLE COMPANY 83 "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 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 \$ 65,000.00 OHowever, the actual consideration consists of or includes other property or value given or promised which is 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 1722 day of July , 19 - 87 if a corporate grantor, it has caused its name to be signed and seal allized by its officers, duly authorized thereto by order of its board of directors. KERNS_BROS. REAL_ESTATE order of its board of directors. Bv: James (If executed by a corporation, affix corporate coal) anh By: Robert B. Kerns STATE OF OREGON, STATE OF OREGON, County of County of Klamath Personally appeared 7/17, 1987 who, being duly sworn, James Kernseach for himself and not one for the other, did say that the former is the Personally appeared the above named president and that the latter is the Robert B. Kerns, and John P. Kerns, dba secretary of Kerns Brono Real Fistateing instru-. a corporation. and that the seal allixed to the loregoing 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. their voluntary act and deed. OT! ment to Belore me: (OFFICIAL ÛĞ Notary People for Oregon ō SEAL) Notary Public for Oregon TE My continuesion expires: 8/16/88 My commission expires: KERNS BROS. REAL ESTATE STATE OF OREGON, Klamath County of GRANTOR'S NAME AND ADDRESS I certify that the within instru-THEODORE DICKEN ment was received for record on the PO BOX 692 27th day of July , 19, 87 Klamath Falls OR 97601 at 10:03 o'clock A. M., and recorded C RESERVED in bookM87 on page 13328 or as After recording return te FOR file/reel number 77405 RECORDER'S USE GRANTEE . Record of Deeds of said county. Witness my hand and seal of County affixed. NAME, ADDRESS, ZIP Until a change is requested all tax statements shall be sent to the following address Evelyn Biehn, County Clerk Recording Officer By Am Am The Deputy GRANTEE Fee: \$10.00 NAME, ADDRESS, ZIP