

77443

KNOW ALL MEN BY THESE PRESENTS, That RAYMOND E. DILLON and BARBARA J. DILLON, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DOROTHY J. ZIEGENHIRT, 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 W $\frac{1}{2}$  NE $\frac{1}{4}$  NE $\frac{1}{4}$  of Section 6, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO: 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 July 24, 1980, and recorded July 24, 1980, in Volume M80, page 13778, Microfilm Records of Klamath County, Oregon, in favor of State of Oregon, Department of Veterans' Affairs (Loan #P43260) which the Grantee named herein agrees to assume and pay in full.

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 \$ 100,000.00  
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 27th 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.

*Raymond E. Dillon*  
RAYMOND E. DILLON

*Barbara J. Dillon*  
BARBARA J. DILLON  
STATE OF OREGON, County of Klamath, 19 27 ) ss.

STATE OF OREGON,  
County of Klamath ) ss.  
July 27, 1987

Personally appeared the above named  
RAYMOND E. DILLON and BARBARA J. DILLON

Personally appeared \_\_\_\_\_ and \_\_\_\_\_ 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 their 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 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: *Kristin L. Redd*  
Notary Public for Oregon  
My commission expires: 7/16/87

Before me: \_\_\_\_\_  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

RAYMOND E. DILLON and BARBARA J. DILLON  
800 Old Midland Rd.  
Klamath Falls, OR 97603  
GRANTOR'S NAME AND ADDRESS

STATE OF OREGON,  
County of Klamath ) ss.

I certify that the within instrument was received for record on the 27th day of July, 19 87, at 4:47 o'clock P. M. and recorded in book M87 on page 13447 or as file/reel number 77443.  
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
By *Pam Smith* Recording Officer  
Fee: \$10.00 Deputy

DOROTHY J. ZIEGENHIRT  
730 Old Midland Road  
Klamath Falls, OR 97603  
GRANTEE'S NAME AND ADDRESS

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