

77509

MTC 18440

WARRANTY DEED

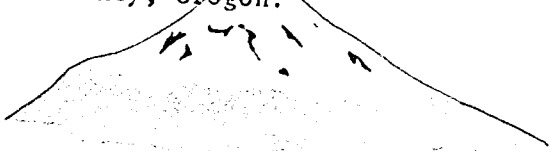
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KNOW ALL MEN BY THESE PRESENTS, That DONALD ROBINSON AND NANCY ROBINSON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JANICE ROACH LERUM AND LANCE ROBERT LERUM, wife and husband * , 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:

* as tenants by the entirety*

Lot 29 of FIRST ADDITION TO MADISON PARK, 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 those of record and apparent to the land as of the date of this instrument 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 \$41,500.00

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 28 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.

Donald Robinson

Nancy Robinson

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.
County of Marion
July 28, 1987

STATE OF OREGON, County of Klamath, 1987

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 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:

Notary Public for Oregon
My commission expires: 4/16/91

(OFFICIAL SEAL)

Personally appeared the above named Donald Robinson and Nancy Robinson and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon
My commission expires: 4/16/91

Donald Robinson and Nancy Robinson
1504 Norway NE
Salem, Oregon 97303
GRANTOR'S NAME AND ADDRESS
Janice Roach Lerum and Lance Robert Lerum
5926 Cheyne Avenue
Klamath Falls, Oregon 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath First Federal
2943 South Sixth Street
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
Klamath First Federal
2943 South Sixth Street
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of Klamath
I certify that the within instrument was received for record on the 29th day of July, 1987, at 2:15 o'clock PM., and recorded in book M87 on page 13576 or as file/teel number 77509
Record of Deeds of said county.
Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

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