

77570

MOUNTAIN TITLE COMPANY

WARRANTY DEED

Vol. 18380-187 Page 13673

KNOW ALL MEN BY THESE PRESENTS, That LEWIS E. BRIGGS and JULIA M. BRIGGS,

husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HARRY JORDAN and EMILY C. JORDAN, 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:

Lots 18 and 19 in Block 24 of INDUSTRIAL 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: Trust Deed, subject to the terms and provisions thereof, recorded February 2, 1973, in Volume M73, page 1227, Microfilm Records of Klamath County, Oregon, in favor of Firstbank Mortgage Corporation, a Washington corporation, as Beneficiary, which the above described Grantee agrees to assume and pay.

## 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 \$15,000.00

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 29th 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.

(If executed by a corporation, affix corporate seal)

LEWIS E. BRIGGS

JULIA M. BRIGGS

STATE OF OREGON,

County of Columbia } ss.  
July 29, 1987.STATE OF OREGON, County of Columbia } ss.  
July 29, 1987.

Personally appeared

Lewis E. Briggs and Julia M. Briggs, 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

Personally appeared the above named LEWIS E. BRIGGS and JULIA M. BRIGGS

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 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:

(OFFICIAL SEAL)

LEWIS E. BRIGGS and JULIA M. BRIGGS  
1925 First  
Columbia City, OR 97018  
GRANTOR'S NAME AND ADDRESSHARRY JORDAN and EMILY C. JORDAN  
323 Division  
Klamath Falls, OR 97601  
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

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 30th day of July, 1987, at 4:29 o'clock P. M., and recorded in book M87 on page 13673 or as file/reel number 77570

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Pam Smith Deputy

Fee: \$10.00

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