

77616

WARRANTY DEED

18402-A Vol. M87 Page 13757

KNOW ALL MEN BY THESE PRESENTS, That DANNY L. ARNOLD and CYNTHIA S. ARNOLD, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID M. BETZ and LUCINDA M. RICHARDSON, not as tenants in common, but, hereinafter called the grantee, does hereby grant, 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:

Tract No. 67 of PLEASANT HOME TRACTS NO. 2, 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 Novmeber 9, 1971, in Volume M71, page 11722, Microfilm Records of Klamath County, Oregon, in favor of Commonwealth, Inc., an Oregon corporation, subsequently assigned to Commonwealth Mortgage Company of America L.P. which the Grantees named herein agree to assume and pay in full, and also hereby assumes and agrees to pay all the obligations of Danny L. Arnold and Cynthia S. Arnold, husband and wife.

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 \$ 37,000.00

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 31st 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.

Danny L. Arnold
DANNY L. ARNOLD

Cynthia S. Arnold
CYNTHIA S. ARNOLD

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.
County of Klamath
July 31 19 87

Personally appeared the above named
DANNY L. ARNOLD and CYNTHIA S. ARNOLD

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
Kristi L. Redd
Notary Public for Oregon
My commission expires: 11/16/87

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:

(OFFICIAL SEAL)

DANNY L. ARNOLD and CYNTHIA S. ARNOLD

GRANTOR'S NAME AND ADDRESS
DAVID M. BETZ and LUCINDA M. RICHARDSON
2113 Homedale
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS
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, } ss.
County of Klamath

I certify that the within instrument was received for record on the 31st day of July, 19 87, at 4:21 o'clock P.M., and recorded in book M87 on page 13757 or as file/reel number 77616. Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pamela Smith Deputy

Fee: \$10.00