

77674

WARRANTY DEED

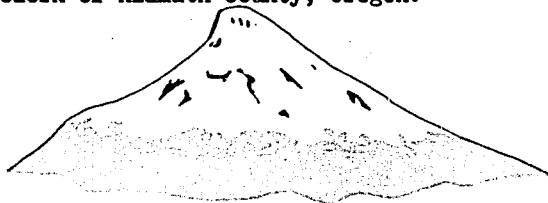
MTC-18367

13816

KNOW ALL MEN BY THESE PRESENTS, That CAROL K. WILLIAMS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 BUDDY L. McGUIRE & DIANA L. McGUIRE, husband and wife, 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 ap-
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 29 of PLEASANT HOME TRACTS, 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 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 \$ 36,000.00
 the whole part of the

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, 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.

Carol K. Williams
 Carol K. Williams

(If executed by a corporation,
 affix corporate seal)

STATE OF OREGON,)
 County of Klamath) ss.
 7-31, 1987

STATE OF OREGON, County of) ss.
 , 19

Personally appeared the above named
 Carol K. Williams

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 instru-
 ment to be voluntary act and deed.

, a corporation,
 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 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.

Before me:

(OFFICIAL
 SEAL)

(OFFICIAL
 SEAL)
 Notary Public for Oregon
 My commission expires: 8-16-88

Notary Public for Oregon
 My commission expires:

CAROL K. WILLIAMS

GRANTOR'S NAME AND ADDRESS

BUDDY L. McGUIRE & DIANA L. McGUIRE

1726 Ward St
 Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instru-
 ment was received for record on the
 3rd day of August, 1987,
 at 2:45 o'clock P. M., and recorded
 in book M87 on page 13816 or as
 file/reel number 77674,
 Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

Evelyn Biehn, County Clerk
 Recording Officer
 By [Signature] Deputy

Fee: \$10.00