

77850

MTC #18290

MOUNTAIN TITLE COMPANY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

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LAWRENCE J. NEWMAN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
JASON P. OSTERHOUT

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:

Lot 2, Block 8, TRACT 1019, WINEMA PENINSULA UNIT 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, given to secure an indebtedness with interest thereon and such future advances as may be provided therein dated October 22, 1985, and recorded October 25, 1985, in Volume M85, page 17407, Microfilm Records of Klamath County, Oregon, in favor of Robert S. Matta and Dora Matta, husband and wife, as Beneficiary, which 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 \$ 13,000.00

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 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.

(If executed by a corporation, affix corporate seal)

LAWRENCE J. NEWMAN

STATE OF OREGON, NEVADA

County of CARSON } ss.
July 19 87.

STATE OF OREGON, County of } ss.

Personally appeared the above named
LAWRENCE J. NEWMAN

Personally appeared

SHARON L. SMITH
Notary Public - Nevada
Carson City

and who, being duly sworn, did say that the former is the president and that the latter is the secretary of

ment to be HIS

and that the seal allixed 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.

(OFFICIAL SEAL)

Before me:
Notary Public for Oregon
My commission expires: 10-15-90

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

LAWRENCE J. NEWMAN
P.O. Box 108
Reno, NV 89509

GRANTOR'S NAME AND ADDRESS

JASON P. OSTERHOUT
P.O. Box 233
Chiloquin, OR 97624

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,

County of Klamath } ss.

I certify that the within instrument was received for record on the 6th day of August, 19 87, at 3:45 o'clock P.M., and recorded in book M87 on page 14157 or as file/reel number 77850

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

MOUNTAIN TITLE COMPANY