

77875

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

Dorothy L. Haines
Vivian L. Oliver
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by 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:

The South 80 feet of Lot 486 in Block 114, MILLS 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.

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 as of the date of this deed.

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 \$ 26,500.00. ~~However, the actual consideration consists of or includes other property of value given or promised which is the whole part of the consideration (indicate which).~~ (The sentence between the symbols @ if not applicable, should be deleted. See QRS 93.030.)

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 20th day of July, 19 86 ; 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.

Dorothy L. Haines
Dorothy L. Haines

(If executed by a corporation, affix corporate seal)

Colorado
STATE OF ~~Colorado~~ } ss.
County of ~~Klamath~~
July 19 87.

STATE OF OREGON, County of _____ } ss.
Personally appeared _____ and

Personally appeared the above named
Dorothy L. Haines

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 instrument to be his 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:
(OFFICIAL SEAL)
Notary Public for ~~Colorado~~
My commission expires: 7-19-88

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS
Dorothy L. Haines
2203 S. Mobile Way
Aurora CO 80013
Vivian L. Oliver
2209 Vine St.
Klamath Falls OR 97601

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 7th day of August, 19 87 at 1:38 o'clock P. M., and recorded in book M87 on page 14199 or as file/reel number 77875 Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

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

After recording return to:
Grantee KFFSL
540 Main St.
KFO 97601
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
Grantee KFFSL
540 Main St.
KFO 97601
NAME, ADDRESS, ZIP