

77981

MOUNTAIN TITLE COMPANY

WARRANTY DEED

MTD-18300-P

Vol. M87 Page 14399

KNOW ALL MEN BY THESE PRESENTS, That MELVIN G. GORDON AND VIRGINIA A. GORDON, also known as VIRGINIA ANN GORDON, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FLORENCE G. ROBATCEK

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:

PARCEL 1: The South 46.8 feet of Lots 15, 16, 17, 18, Block 6, ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2: The South 46.8 feet of Lot 14, Block 6, ST. FRANCIS PARK, 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,

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 \$ 31,000.00. However, the actual consideration consists of or includes other property or value given or assigned, which is the whole consideration (indicate which) of the premises hereunto conveyed (attach a separate sheet to this deed.)

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 11th day of August, 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)

STATE OF OREGON,

County of Klamath

8/11, 19. 87

Personally appeared the above named

Melvin G. Gordon & Virginia A. Gordon (also known as Virginia Ann Gordon) and acknowledged the foregoing instrument to be their

voluntary act and deed.

Melvin G. Gordon

Virginia A. Gordon

STATE OF OREGON, County of

ss.

Personally appeared

and

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

MELVIN G. & VIRGINIA A. GORDON

GRANTOR'S NAME AND ADDRESS

FLORENCE G. ROBATCEK

2407 GETTIE

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

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

I certify that the within instrument was received for record on the 11th day of August, 1987, at 11:36 o'clock A.M., and recorded in book M87 on page 14399 or as file/reel number 77981.

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

MOUNTAIN TITLE COMPANY