

## MOUNTAIN TITLE COMPANY

78000

WARRANTY DEED

M72-1817-P

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KNOW ALL MEN BY THESE PRESENTS, That EILENE CHILDERS and ALLAN SHIRLEY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
 BUDDY DELANEY and HEIDI DELANEY, husband and wife  
 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:

A portion of Lot 355 in Block 123 of MILLS ADDITION TO THE CITY OF KLAMATH FALLS, more  
 particularly described as follows: Beginning at the Northeast corner of the intersection  
 of the alley running through Block 123 of Mills Addition to the City of Klamath Falls,  
 with the East line of Division Street; thence East along the North line of said alley  
 100 feet; thence North parallel to Division Street 30 feet; thence West parallel to  
 North line of said alley to the East line of Division Street; thence South along the  
 East line of Division Street to the place of beginning, being all a part of Lot 355,  
 Block 123, MILLS ADDITION to the City of Klamath Falls, Oregon.

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"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 \$ 12,000.00  
 ON THIS DAY OF AUGUST 1987, the said grantor, EILENE CHILDERS and ALLAN SHIRLEY, being of legal age and sound mind, and being duly  
 advised of the contents and effect of the foregoing instrument, have signed and sealed the same in presence of the undersigned Notary Public,  
 and the said grantee, BUDDY DELANEY and HEIDI DELANEY, have signed and sealed the same in presence of the undersigned Notary Public,  
 and the said grantor, EILENE CHILDERS and ALLAN SHIRLEY, have acknowledged the foregoing instrument to be their voluntary act and 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 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.

(If executed by a corporation,  
 affix corporate seal)

*Eilene Childers*  
 Eilene Childers

*Allan Shirley by Eilene Childers*  
 Allan Shirley by Eilene Childers as Attorney

STATE OF OREGON,  
 County of Klamath } ss.  
 7/31, 1987

STATE OF OREGON, County of Klamath } ss.  
 1987

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 \_\_\_\_\_

Personally appeared the above named  
 Eilene Childers, individually and as  
 Attorney in fact for Allan Shirley

and acknowledged the foregoing instru-  
 ment to be her voluntary act and deed.

*Eilene Childers*  
 Eilene Childers  
 Notary Public for Oregon  
 My commission expires: 8/16/88

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

EILENE CHILDERS & ALLAN SHIRLEY

GRANTOR'S NAME AND ADDRESS

BUDDY DELANEY & HEIDI DELANEY  
 513 Division  
 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, } ss.

County of Klamath

I certify that the within instru-  
 ment was received for record on the  
 11th day of August, 1987,  
 at 4:25 o'clock P.M., and recorded  
 in book M87 on page 14432 or as  
 file/reel number 78000

Record of Deeds of said county.  
 Witness my hand and seal of  
 County affixed.

Evelyn Biehn, County Clerk  
 Recording Officer  
 By *Ann Smith* Deputy

Fee: \$10.00

MOUNTAIN TITLE COMPANY