

78265

MOUNTAIN TITLE COMPANY

WARRANTY DEED

Vol. M87

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KNOW ALL MEN BY THESE PRESENTS, That HANS F. TENNEFOSS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD N. CAUGHEY and BARBARA A. CAUGHEY, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The Northerly Forty (40) feet of Lots 702 and 703 of Block 104 of MILLS ADDITION to the City of Klamath Falls, Oregon, further described as follows: Beginning at the Northwest-erly corner of Lots 703 aforesaid being the corner of Owens Street and the alley through Block 104 aforesaid, thence East along the Southerly line of Alley 100 feet, more or less, to the East line of Lot 702 aforesaid, thence South along said East line of said Lot, forty (40) feet; thence West and parallel with Applegate Avenue, 100 feet, more or less to Owens Street; thence North along East side of Owens Street, forty (40) feet to the point of beginning.

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 \$15,000.00

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 14 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.

HANS F. TENNEFOSS

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath August 14, 1987

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: Notary Public for Oregon My commission expires: 01-31-89

Notary Public for Oregon My commission expires:

HANS F. TENNEFOSS
5430 Wootlink Drive
Florence, OR 97439
GRANTOR'S NAME AND ADDRESS
DONALD N. CAUGHEY and BARBARA A. CAUGHEY
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 18th day of August, 1987 at 3:26 o'clock P.M., and recorded in book M87 on page 14853 or as file/reel number 78265.
Record of Deeds of said county.
Witness my hand and seal of County affixed.
Evelyn Biehn, County Clerk
Recording Officer
By Amy Smith Deputy

Fee: \$10.00

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