

MOUNTAIN TITLE COMPANY

78310

MTC-1840K

WARRANTY DEED

Vol M87 Page 14941

KNOW ALL MEN BY THESE PRESENTS, That MICHAEL D. WARREN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HOWARD R. MUELLER and CYNTHIA R. MUELLER, husband and wife, hereinafter called 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 6 in Block 2 of KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Trust Deed, including the terms and provisions thereof, dated May 23, 1978, recorded on May 26, 1978, in Volume M78, page 11249, Microfilm Records of Klamath County, Oregon, in favor of Klamath First Federal Savings and Loan Association who subsequently assigned to Oregon Trail Savings and Loan, a corporation, as Beneficiary. The Grantee herein agrees to assume and pay in full the above described Trust Deed as of the date of this deed.

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 \$ 31,074.32.

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 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 19th 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:

Michael D. Warren
MICHAEL D. WARREN

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, ss.
County of Klamath
August 19, 1987.

Personally appeared the above named
MICHAEL D. WARREN

and acknowledged the foregoing instrument to be his voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/16/87

STATE OF OREGON, County of _____, ss.
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 _____

_____ a corporation, 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:

MICHAEL D. WARREN
1508 Dexter
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS

HOWARD R. MUELLER and CYNTHIA R. MUELLER
9718 Howard Lane
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

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, ss.
County of Klamath

I certify that the within instrument was received for record on the 19th day of August, 1987, at 2:15 o'clock P. M., and recorded in book M87 on page 14941 or as file/reel number 78310.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By _____ Deputy

Fee: \$10.00

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