

78315

MTC-18475

WARRANTY DEED

Vol. M87 Page 14946

KNOW ALL MEN BY THESE PRESENTS, That

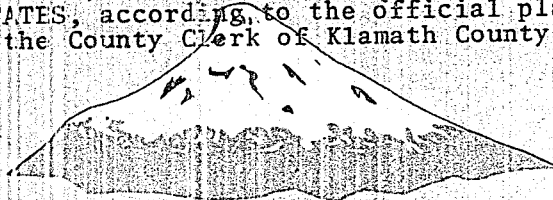
JACK H. VON ACHEN AND PHEBE I.

VON ACHEN, HUSBAND AND WIFE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL K.

KNOKE AND GWENDOLYN KNOKE, 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 22, Tract No. 1038, A RESUBDIVISION OF LOTS 10 THRU 15, BLOCK 1, MIDLAND HILLS ESTATES, 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 to the land as of the date of this instrument,

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 \$47,500.00. The actual consideration consists of and includes other property or value given or promised which 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 10th 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.

Jack H. Von Achen
Jack H. Von Achen

Phebe I. Von Achen
Phebe I. Von Achen

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON, } ss.
County of Klamath
August 18, 1987

Personally appeared the above named
Jack H. Von Achen and
Phebe I. Von Achen

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

Before me, Notary Public for Oregon

(OFFICIAL SEAL) OF OREGON
My commission expires: 10-13-90

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