

78356

MOUNTAIN TITLE COMPANY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That CHRISTENSEN, husband and wife

RICHARD A. CHRISTENSEN & MARTHA F.

Page 15054

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EDITH V. ROCK, 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:

The North 40 feet of Lots 454 and 455, Block 126, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Liens and encumbrances of record including Trust Deed in favor of Klamath First Federal Savings & Loan Association, which buyer herein agrees to assume.

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 \$ 35,900.00

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 August day of 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)

Richard A. Christensen
Richard A. Christensen

Martha F. Christensen
STATE OF OREGON, County of) ss.

STATE OF OREGON,
County of Klamath) ss.
8/20, 1987

Personally appeared the above named
Richard A. Christensen &
Martha F. Christensen
and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

NOTARY PUBLIC
OFFICIAL SEAL
M. B. Spencer
Notary Public for Oregon
My commission expires: 8/16/88

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, 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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

RICHARD A. & MARTHA F. CHRISTENSEN

GRANTOR'S NAME AND ADDRESS
EDITH V. ROCK
221 Hillside Ave.
Klamath Falls, OR 97601

After recording return to:
EDITH V. ROCK

NAME, ADDRESS, ZIP
EDITH V. ROCK

NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath) ss.

I certify that the within instrument was received for record on the 21st day of August, 1987, at 8:32 o'clock A.M., and recorded in book M87 on page 15054 or as file/reel number 78356.

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

Evelyn Biehn, County Clerk
By _____ Recording Officer
Deputy

Fee: \$10.00

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