

78391

MTC 18557

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

Ronald E. Owens and Donna D. Owens, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Richard A. Christensen and Martha F. Christensen, 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:

Lots 10 and 11, Block 2, MILLS GARDENS, 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 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 \$ 69,900.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (Two sentences between the symbols, if not applicable, should be deleted. See OES 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 21st 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.

(If executed by a corporation, affix corporate seal)

Ronald E. Owens
Ronald E. Owens

Donna D. Owens
Donna D. Owens

STATE OF OREGON, } ss.
County of Klamath
August 21, 1987

Personally appeared the above named
Ronald E. Owens and
Donna D. Owens

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

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 10-15-90

STATE OF OREGON, County of _____) ss.
Personally appeared _____, 19____

_____ 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:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Ronald E. Owens and Donna D. Owens

GRANTOR'S NAME AND ADDRESS

Richard A. Christensen and Martha F. Christensen

GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath First Federal S&LA
2943 South Sixth Street
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OREGON 97603
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 21st day of August, 1987, at 3:33 o'clock P.M., and recorded in book M87 on page 15124 or as file/reel number 78391.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By P. Smith, Deputy

Fee: \$10.00