

WARRANTY DEED

78718

MTG-18345K

KNOW ALL MEN BY THESE PRESENTS, That JOHN KETARKUS and DORIS DE GARMO who acquired title as DORIS KETARKUS, as tenants in common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN R. METCALF and SANDRA L. METCALF, 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:

Lots 9 and 10, Block 2, KLAMATH RIVER SPORTSMAN'S 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 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 \$63,000.00. 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 26th day of August, 1987; if a corporate grantor, it has caused its name to be signed and sealed, affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.
County of Multnomah
August 25th, 1987

Personally appeared the above named JOHN KETARKUS and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me, Cynthia D. Richter, Notary Public for Oregon, My commission expires: 5/19/91

DORIS DE GARMO
STATE OF OREGON, County of Klamath
August 26, 1987

Personally appeared DORIS DE GARMO, who, being duly sworn, acknowledged said instrument to be her voluntary act and deed.

Before me, Kristin L. Reed, Notary Public for Oregon, My commission expires: 11/16/87

JOHN KETARKUS and DORIS DE GARMO
/ P.O. Box 1362
/ Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

JOHN R. METCALF and SANDY L. METCALF
736 Upham
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

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath
I certify that the within instrument was received for record on the 31st day of August, 1987, at 2:59 o'clock PM., and recorded in book M87 on page 15747 or as file/reel number 78718. Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
By Ann Smith, Recording Officer Deputy

Fee: \$10.00