

78932

MOUNTAIN TITLE COMPANY

WARRANTY DEED

ITC 18588

Vol M87 Page 16118

KNOW ALL MEN BY THESE PRESENTS, That

CARL E. PACE AND SHARON M. PACE, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by O. C. WEBB-BOWEN AND MARIE R. WEBB-BOWEN, 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

Lot 22 in Block 2, TRACT NO. 1158, THIRD ADDITION TO EAST 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,

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 \$ 70,000.00. (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 3rd day of Sept, 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)

STATE OF OREGON,

County of Klamath

9/3, 19 87.

Personally appeared the above named

Carl E. Pace & Sharon M. Pace

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

Before me: *[Signature]*
Notary Public for Oregon
My commission expires: 8/16/87

Carl E. Pace & Sharon M. Pace

Carl E. Pace
Carl E. Pace

STATE OF OREGON, County of

Sharon M. Pace
STATE OF OREGON, County of

Personally appeared

and 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

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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 3rd day of September, 19 87, at 4:13 o'clock P. M., and recorded in book M87 on page 16118 or as file/reel number 78932

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

Evelyn Biehn, County Clerk
By *[Signature]* Recording Officer
Deputy

Fee: \$10.00

MOUNTAIN TITLE COMPANY