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WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That.....DANIEL JOHN DERRAH

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARY LOU STEWART, 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 2 in Block 27 of Hot Springs 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:

1. Reservations and restrictions, including the terms and provisions thereof, as contained in the deed from the Klamath Development Company, recorded March 27, 1913 in Volume 39 page 26, Deed Records of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

as set forth hereinabove

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. and that

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$71,000.00

However, the actual consideration consists of or includes other property or value given or assumed which is part of the consideration (increase when a property is sold for more than its fair market value).

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 15TH day of September, 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.

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.

Daniel John Derrah

Daniel John Derrak

STATE OF OREGON.

County of Klamath

September 15TH, 1987

Personally appeared the above named

Daniel John Derrah

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

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of _____) ss

Personally appeared and
..... who, being duly sworn,
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:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON.

County of _____ Klamath

I certify that the within instrument was received for record on the 15th day of September, 19 87, at 2:32 o'clock P.M., and recorded in book/reel/volume No. M87 on page 16723 or as fee/file/instrument/microfilm/reception No. 79314.
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk

NAME TITLE
By Ann Smith Deputy

~~Fee: \$10.00~~