

79337

MTC 18550-P

WARRANTY DEED

Vol. M87

Page 16759

KNOW ALL MEN BY THESE PRESENTS, That GLENN W. GUYER &amp; BETTE L. GUYER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARY E. WOODARD & AILEEN G. CLAY, not as tenants in common, but with the right of survivorship, 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 445 in Block 126 of 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.



## 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 \$ 32,000.00

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 15th 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)

Glenn W. Guyer

Bette L. Guyer

STATE OF OREGON,

County of Linn } ss.  
August 15, 1987

Personally appeared the above named

Glenn W. Guyer & Bette L. Guyer

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

(OFFICIAL SEAL)

Before me  
REBECCA L. PERSHING  
NOTARY PUBLIC - OREGON  
My Commission Expires 6-18-91

Notary Public for Oregon  
My Commission Expires:

(OFFICIAL SEAL)

GLENN W. GUYER & BETTE L. GUYER  
2350 Marion St.  
Albany, OR 97321

GRANTOR'S NAME AND ADDRESS

MARY E. WOODARD & AILEEN G. CLAY  
9669 Hill Rd  
Klamath Falls OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 15th day of September, 1987, at 3:55 o'clock P. M., and recorded in book M87 on page 16759 or as file/reel number 79337.

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

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