

79338

MTC 18552-P

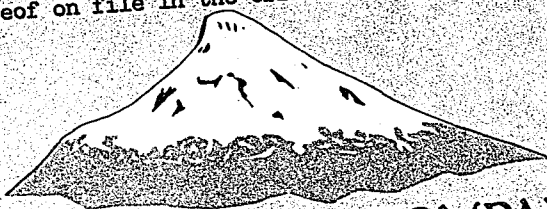
WARRANTY DEED

VENICE GUYER

KNOW ALL MEN BY THESE PRESENTS, That

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, hereinafter called  
 the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and  
 assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or ap-  
 pertaining, 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

However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 32,000.00  
 the whole 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 14th day of August, 19 87;  
 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 Coos

August 14, 19 87.

Personally appeared the above named  
 Venice Guyer

and acknowledged the foregoing instru-  
 ment to be her voluntary act and deed.

Notary Public for Oregon  
 My commission expires: 11/91/89

Venice Guyer

10480 Cape Arago Highway

Coos Bay, OR 97420

GRANTOR'S NAME AND ADDRESS

MARY E. WOODARD &amp; 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 fax statements shall be sent to the following address:

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath, ss.  
 Personally appeared \_\_\_\_\_, 19 \_\_\_\_\_, 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 \_\_\_\_\_, 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 be-  
 half 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)

STATE OF OREGON,

County of Klamath ss.

I certify that the within instru-  
 ment was received for record on the  
 15th day of September, 19 87,  
 at 3:55 o'clock P.M., and recorded  
 in book M87 on page 16760 or as  
 file/reel number 79338,  
 Record of Deeds of said county.

Witness my hand and seal of  
 County affixed.

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

Fee: \$10.00