

79339

MC 1850 P

WARRANTY DEED

Vol. M87

Page

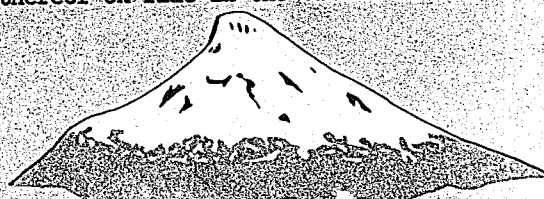
16261

KNOW ALL MEN BY THESE PRESENTS, That DEAN C. GUYER & PENNY 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, 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 \$ 32,000.00

However, the actual consideration consists of the said premises or other property or properties of any kind, which is the whole or part of the consideration for this transfer, and which is hereby acknowledged by the grantor and grantee.

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 10th 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.

(If executed by a corporation, affix corporate seal)

Dean C. Guyer

Penny Guyer

STATE OF OREGON, Virginia

County of Arcata

10 September, 1987

Personally appeared the above named

Dean C. Guyer & Penny Guyer

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

Before me, Notary Public for Oregon, Virginia

My commission expires: Indefinite

(OFFICIAL SEAL)

Notary Public for Oregon, Virginia

My commission expires: Indefinite

(OFFICIAL SEAL)

Notary Public for Oregon, Virginia

My commission expires: Indefinite

(OFFICIAL SEAL)

Notary Public for Oregon, Virginia

My commission expires: Indefinite

(OFFICIAL SEAL)

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Notary Public for Oregon, Virginia

My commission expires: Indefinite

(OFFICIAL SEAL)

Notary Public for Oregon, Virginia

My commission expires: Indefinite

(OFFICIAL SEAL)

Notary Public for Oregon, Virginia

My commission expires: Indefinite

DEAN C. GUYER & PENNY GUYER

3909 Judson Court

Burke, Virginia 22015

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

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 16761 or as

file/reel number 79339,

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