Vol.<u>M81</u>Page 79403 MTC 18664-PWARRANTY DEED KNOW ALL MEN BY THESE PRESENTS, That KENNETH A. hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by...... ROBERT N. CREED & KRISTINE A. CREED, husband and wife , 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 17, BAILEY TRACTS, According to the official plat thereof on file in the office of the County Clerk of Klamalth County,"Oregon. 10 Liens and encumbrances of record including Trust Deed in favor of U. S. National Bank: which buyers agree to assume and pay in full. Subject to: 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 mplanning 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. OH JAZZE STRE LAND AN EXHERICATION CORRESPONDENCE TO THE AND AN AND A SUCCESSION OF A SUCCESSI the whole part sound and the second sole of the second 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 con nthe A thia L. Kitchen STATE OF OREGON. OREGON, County of STATE OF Klamath County of Klamath 9/16 19.87 9-16 Personally appeared Cynthia L. Kitchen DEDIGARY YOUR YOUR TOACHINGTON WAR XXXXXXXXXX and acknowledged the foregoing instru-ment to be ... his S voluntary act and deed. 2020102302202 said instrument to be the voluntary act and deed, (OFFICIAL (OFFIC ime Public for Oregon Notary Public for Oregon commission expires: //-20-8 My commission expires: KENNETH A. KITCHEN & CYNTHIA L STATE OF OREGON, KITCHEN County of Klamath GRANTOR'S NAME AND ADDRESS I certify that the within instru-ROBERT W. CREED & KRISTINE A. CREED ment was received for record on the 17th day of September 19 87, 2640 Kane St Klamath Balls OR 97603 at 10:15 o'clock A. M., and recorded in book M87 on page 16905 or as recording return to: file/reel number 79403 GRANTEE ECORDER'S USE Record of Deeds of said county. Witness my hand and seal of County affixed. NAME, ADDRESS, ZIP Until a change is requested all tax statements shall be sent to the following address Evelyn Blehn, County Clerk GRANTEE By PAM Smith Deputy NAME, ADORESS, ZIP Fee: \$10.00