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MT 18018-P

WARRANTY DEED

Vol. M87

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KNOW ALL MEN BY THESE PRESENTS, That JAN L. HESS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BEN E. POLK & LANE ALLEN POLK, not as tenants in comon, but with the right of survivorship, 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 425, Block 101, 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.

SUBJECT TO: Real Estate Contract by and between Glen W. Dupuy as vendor and Jan L. Hess as vendee, which buyer herein agrees to assume and pay.

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 fully 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 \$ 20,000.00

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 9th 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.

Jan L. Hess
Jan L. Hess

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Multnomah, 1987

Personally appeared the above named

Jan L. Hess

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

Samuel J. Lynne
Notary Public for Oregon
My commission expires: 8-25-91

STATE OF OREGON, County of _____, 19____

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

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Jan L. Hess

GRANTOR'S NAME AND ADDRESS

Ben E. Polk & Lane Allen Polk

GRANTEE'S NAME AND ADDRESS

Ben E. Polk & Lane Allen Polk
2009 Garden Ave
Klamath Falls OR 97601

Until a change is requested all tax statements shall be sent to the following address:
Ben E. Polk & Lane Allen Polk
2009 Garden Ave
Klamath Falls OR 97601

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 17th day of September, 1987, at 12:50 o'clock P.M., and recorded in book M87 on page 16920 or as file/reel number 79414, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By *Samuel J. Lynne* Deputy

Fee: \$10.00

MOUNTAIN TITLE COMPANY