

80005

MTC-18716

WARRANTY DEED

Vol 1487

Page 1784

KNOW ALL MEN BY THESE PRESENTS, That ALLEN E. LOFTON &amp; MELINDA R. LOFTON,

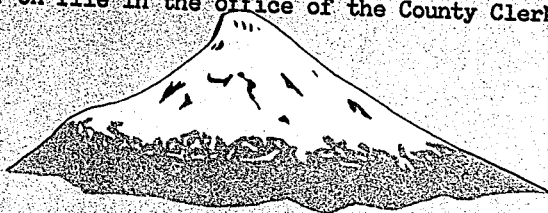
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

ARVIL WYRICK

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 6 in Block 8 of TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, 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 \$ 47,000.00

Howsoever the same consideration consists of or is made up of, and whether or not the same is expressed in cash, is the whole consideration for the property described herein. (The sentence between the brackets is hereby deleted and the words "Howsoever the same consideration consists of or is made up of, and whether or not the same is expressed in cash, is the whole consideration for the property described herein." are hereby deleted.)

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 1st day of October, 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)

Allen E. Lofton

Melinda R. Lofton

STATE OF OREGON,

County of Klamath

10/1, 1987

STATE OF OREGON, County of

Personally appeared

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

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 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.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

SEAL

ALLEN E. LOFTON &amp; MELINDA R. LOFTON

GRANTOR'S NAME AND ADDRESS

ARVIL WYRICK

5382 Gatewood

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

ARVIL WYRICK

NAME, ADDRESS, ZIP

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

ARVIL WYRICK

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 1st day of October, 1987, at 4:06 o'clock P.M., and recorded in book M87 on page 17881 or as file/reel number 80005.

Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By *Ann Smith* Recording Officer Deputy

Fee: \$10.00

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY