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WARRANTY DEED

Vol. 1487

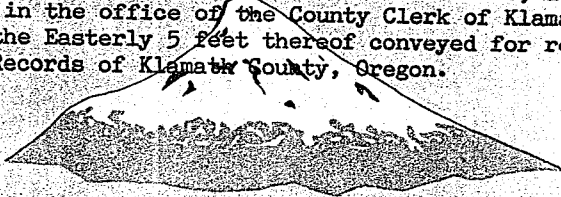
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18701

KNOW ALL MEN BY THESE PRESENTS, That J. KENNETH MORGAN & BONNIE L. MORGAN, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES W. HARPAM & MARILOU HARPAM, 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:

The S $\frac{1}{2}$ of Lot 6, Block 3, SECOND ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Easterly 5 feet thereof conveyed for road purposes in Volume 362, page 563, Deed Records 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 \$ 35,000.00

However, the actual consideration consists of or includes other property or value given or promised to the grantee, the whole of which (indicate which) (The sentence between the symbols ϕ , if not applicable, should be deleted from this instrument.)

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 15th 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)

J. Kenneth Morgan
J. Kenneth Morgan

Bonnie L. Morgan
Bonnie L. Morgan

STATE OF OREGON, County of _____, 19____ ss.

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,

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:

(OFFICIAL SEAL)

STATE OF OREGON, County of Klamath, ss.
October 15, 1987

Personally appeared for above named J. Kenneth Morgan & Bonnie L. Morgan

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

Notary Public for Oregon

My commission expires:

J. KENNETH MORGAN & BONNIE L. MORGAN

GRANTOR'S NAME AND ADDRESS

JAMES W. HARPAM & MARILOU HARPAM

4428 Bisbee
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

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 15th day of October, 1987, at 12:00 o'clock P. M., and recorded in book M87 on page 18701 or as file/reel number 80493. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Pam Smith Recording Officer Deputy

Fee: \$10.00

SPACE RESERVED FOR RECORDER'S USE