

80666

WARRANTY DEED MTC 18973

Vol. M87 Page 18973

KNOW ALL MEN BY THESE PRESENTS, That RICHARD L. MOULTON &amp; BEVERLY E. MOULTON husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GENE H. BUNNELL & CATHIE R. BUNNELL, 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 20, Block 2, RIVERVIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Liens and encumbrances of record including Real Estate Contract by and between State of Oregon, represented and acting by the Director of Veterans' Affairs as seller and Richard L. Moulton & Beverly E. Moulton as buyers, which grantees herein agree to assume and pay in full.

## 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 \$ 4,000.00

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 20th day of October, 19 87; 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)

Richard L. Moulton

Beverly E. Moulton

STATE OF OREGON,

County of Klamath

10/20, 19 87

Personally appeared the above named

Richard L. Moulton & Beverly E. Moulton

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

Before me:

Barbara Spencer

Notary Public for Oregon

My commission expires: 8/16/88

RICHARD L. & BEVERLY E. MOULTON

STATE OF OREGON, County of

19

Personally appeared

and 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)

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 21st day of October, 19 87, at 8:55 o'clock A.M., and recorded in book M87 on page 18973 or as file/reel number 80666

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Pam Smith Deputy

Fee: \$10.00

MOUNTAIN TITLE COMPANY