

80734

WARRANTY DEED MTC-12811P

Vol. M87 Page 19068

KNOW ALL MEN BY THESE PRESENTS, That
BRIAN R. RITCHEY and ALAN H. RITCHEY, each as to an undivided 1/2 interest, as tenants in common
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
MARK E. COLEMAN

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 33/ RIVER'S BEND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Trust Deed, including the terms and provisions thereof, recorded July 31, 1975, in Volume M75, page 8803, Microfilm Records of Klamath County, Oregon, in favor of Klamath 1st Federal Savings and Loan Association, as Beneficiary, which Grantee above does not agree to assume or pay and the Grantors have agreed to hold Grantee harmless therefrom; and Real Estate Contract, including the terms and provisions thereof, recorded July 26, 1982, in Volume M82, page 9535, Microfilm Records of Klamath County, Oregon, between Charles S. Snyder and Josephine L. Snyder, husband and wife, as Vendors, and Brian R. Ritchey and Alan H. Ritchey, each as to an undivided 1/2 interest, as Vendees,

which the above named Grantees have agreed to assume and pay in full.
"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 all those of record and those 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 \$ 57,793.87

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 16th 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)
BRIAN R. RITCHEY
ALAN H. RITCHEY
STATE OF OREGON, County of Klamath, 1987

Personally appeared the above named BRIAN R. RITCHEY for himself and as attorney-in-fact for ALAN H. RITCHEY, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Kristi L. Redd
Notary Public for Oregon
My commission expires: 11/16/87

STATE OF OREGON, County of Klamath, 1987
Personally appeared the above named BRIAN R. RITCHEY for himself and as attorney-in-fact for ALAN H. RITCHEY, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Kristi L. Redd
Notary Public for Oregon
My commission expires: 11/16/87

STATE OF OREGON, County of Klamath, 1987
Personally appeared the above named BRIAN R. RITCHEY for himself and as attorney-in-fact for ALAN H. RITCHEY, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Kristi L. Redd
Notary Public for Oregon
My commission expires: 11/16/87

STATE OF OREGON, County of Klamath, 1987
Personally appeared the above named BRIAN R. RITCHEY for himself and as attorney-in-fact for ALAN H. RITCHEY, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Kristi L. Redd
Notary Public for Oregon
My commission expires: 11/16/87

STATE OF OREGON, County of Klamath, 1987
Personally appeared the above named BRIAN R. RITCHEY for himself and as attorney-in-fact for ALAN H. RITCHEY, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Kristi L. Redd
Notary Public for Oregon
My commission expires: 11/16/87

STATE OF OREGON, County of Klamath, 1987
Personally appeared the above named BRIAN R. RITCHEY for himself and as attorney-in-fact for ALAN H. RITCHEY, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Kristi L. Redd
Notary Public for Oregon
My commission expires: 11/16/87

Brian R. Ritchey and Alan H. Ritchey
GRANTOR'S NAME AND ADDRESS
Mark E. Coleman
HC 30 Box 78 B
Chiloquin, OR 97624
GRANTEE'S NAME AND ADDRESS
MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY
NAME, ADDRESS, ZIP
SAME AS GRANTEE
NAME, ADDRESS, ZIP

After recording return to:
MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
SAME AS GRANTEE
NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath, 1987
I certify that the within instrument was received for record on the 22nd day of October, 1987, at 12:35 o'clock P.M., and recorded in book M87 on page 19068 or as file/reel number 80734.
Record of Deeds of said county.
Witness my hand and seal of County affixed.
Evelyn Biehn, County Clerk
Recording Officer
By [Signature] Deputy

Fee: \$10.00

MOUNTAIN TITLE COMPANY