

80901

WARRANTY DEED

Vol. M27 Page 19455

KNOW ALL MEN BY THESE PRESENTS, That

Rex H. Ervin

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 Leslie E. Northcutt and Norma V. Northcutt, 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 ap-
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The South 65 feet of Lot 16 in Block 211 of MILLS SECOND 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.

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 as
 set forth on the reverse of this deed and those apparent upon the land, if any, and that
 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 \$ 15,000.00
~~However, the actual consideration consists of or includes other property or value given or promised which is~~
~~the whole consideration (indicate which).~~ ~~(The sentence between the symbols @, if not applicable, should be deleted. See OPS 93.030.)~~

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 23 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.

Rex H. Ervin

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of Klamath

10-23, 19 87.

Personally appeared the above named

Rex H. Ervin

and acknowledged the foregoing instru-
ment to be his voluntary act and deed.

Before me,
 (OFFICIAL SEAL)
 Notary Public for Oregon
 My commission expires: 7/13/89

STATE OF OREGON, County of _____) ss.
_____, 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,
 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 be-
 half 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)

Notary Public for Oregon

My commission expires:

Rex H. Ervin

GRANTOR'S NAME AND ADDRESS

Leslie E. Northcutt and Norma V. Northcutt
 1930 Round Lake Road
 Klamath Falls, Oregon 97601

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,

County of _____) ss.

I certify that the within instru-
 ment was received for record on the
 _____ day of _____, 19 _____,
 at _____ o'clock _____ M., and recorded
 in book _____ on page _____ or as
 file/reel number _____,
 Record of Deeds of said county.
 Witness my hand and seal of
 County affixed.

By _____

Recording Officer
Deputy

MOUNTAIN TITLE COMPANY

EXCEPTIONS

19456

1. City lien,
Improvement Unit: 295 Grantees on the reverse of this deed agree to assume
Card No.: 438 city lien and pay said lien in full.
Original Amount: \$894.89
Unpaid Balance: \$671.19, plus interest, if any
Docket Date: September 10, 1984

2. Trust Deed, subject to the terms and provisions thereof, given to
secure an indebtedness with interest thereon and such future advances
as may be provided therein;

Dated: December 2, 1977

Recorded: December 9, 1977

Volume: M77, page 23949, Microfilm Records of Klamath County, Oregon

Amount: \$9,100.00

Grantor: Willard J. Klipfel and Betty J. Klipfel, husband and wife

Trustee: William Sisemore

Beneficiary: Klamath First Federal Savings and Loan Association

Grantees on the reverse of this document agree to assume and pay this trust deed
with Klamath First Federal Savings and Loan Association.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 27th day
of October A.D., 19 87 at 9:09 o'clock A M., and duly recorded in Vol. M87,
of Deeds on Page 19455.

Evelyn Biehn, County Clerk

FEE \$15.00

By Sam Smith