

82042

WARRANTY DEED

Vol M87 Page 21496

KNOW ALL MEN BY THESE PRESENTS, That ARTHUR G. STINE & CLAUDIA A. STINE, husband and wife, as to an undivided 1/3 interest; and ROBERT P. DIANI & JULIE L. DIANI, husband and wife as to an undivided 2/3 interest; hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARK W. LEA & CATHERINE M. LEA, 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 Easterly 33 1/3 feet of Lot 10, Block 28, HOT SPRINGS 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.

SUBJECT TO: Liens and encumbrances of record including Trust Deed in favor of First National Bank recorded in Volume M78, page 5057, Microfilm Records of Klamath County, Oregon, which buyers 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,

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 \$ 31,651.97. However, the actual consideration consists of or includes other property or value given or reserved, which is the whole consideration (indicate which). If there is more than one consideration, it must be stated in the body of the deed.

In construing this deed and when 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 24th day of November, 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)

Arthur G. Stine

Claudia A. Stine

STATE OF OREGON, California }
County of Santa Barbara } ss.
November 24, 1987

Personally appeared the above named Arthur G. Stine and Claudia A. Stine (formerly Claudia A. Koop) individually and as Attorney in fact for Robert P. Diani & Julie L. Diani and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me:

Jane C. Green
Notary Public for OREGON California
My commission expires: 12-14-87

Robert P. Diani, by Claudia A. Stine
Robert P. Diani, by Claudia A. Stine, formerly Claudia A. Koop as Attorney in fact

Julie L. Diani, by Claudia A. Stine
Julie L. Diani, by Claudia A. Stine, formerly Claudia A. Koop, as Attorney in fact

STATE OF OREGON, County of Claudia A. Koop, as Attorney in fact

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 _____

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 the hall 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)

Arthur G. & Claudia A. Stine
Robert P. & Julie L. Diani

GRANTOR'S NAME AND ADDRESS

Mark W. & Catherine M. Lea
1524 Portland

100 Civic Center Plaza, Lompoc, CA 93438

Klamath Falls, OR 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

SPACE RESERVED FOR RECORDER'S USE

OFFICIAL SEAL
JANE C GREEN
NOTARY PUBLIC - CALIFORNIA
SANTA BARBARA COUNTY
My comm. expires DEC. 14, 1987

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 30th day of November, 1987, at 3:39 o'clock P.M., and recorded in book M87 on page 21496 or as file/reel number 82042.

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

MOUNTAIN TITLE COMPANY