

82316

M7-1821P

KNOW ALL MEN BY THESE PRESENTS, That JOSEPH S. HUMPHRIES, who acquired title as JAY S. HUMPHRIES, and JUNE A. HUMPHRIES, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JACOB C. ZAIGER & ELAINE L. ZAIGER, 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:

See legal description as it appears on the reverse of this deed.



## 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 \$ 85,000.00. However, the actual consideration consists of so much of other property or value given or promised which is the whole consideration (indicate which) of these other property or value if it is to be deleted. See ORS 23.039.

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 4th day of December, 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)

STATE OF OREGON,

County of Klamath

12/14, 1987

Personally appeared the above named

Joseph S. Humphries &amp; June A. Humphries

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

Notary Public for Oregon  
My commission expires: 8/16/88

Joseph S. Humphries & June A. Humphries  
5562 W. Circle 2  
Tuscon AZ 85713

JACOB C. ZAIGER & ELAINE L. ZAIGER  
1373 Lakeshore Dr.  
Klamath Falls OR 97601

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

19

Personally appeared

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:

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires:

STATE OF OREGON,

County of

I certify that the within instrument 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.

Recording Officer

By Deputy

SPACE RESERVED FOR RECORDER'S USE

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

88812

21988

21989

## LEGAL DESCRIPTION

## PARCEL 1:

Lot 37 of LAKE SHORE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## PARCEL 2:

Lot 37 B of LAKE SHORE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## PARCEL 3:

Lot 38 of LAKE SHORE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3808-25CA Tax Lots 500, 2000 & 2100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 8th day  
of December A.D., 19 87 at 9:35 o'clock A M., and duly recorded in Vol. M87,  
of Deeds on Page 21988.  
Evelyn Biehn, County Clerk  
By Ann Smith

FEE \$15.00

