

82683

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

CLARENCE B. BLACK and DOROTHY B. BLACK

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JEFFREY KOUNZ and VICKI KOUNZ, husband and wife, as to an undivide 1/2 interest and L. STEVEN WOOD, and 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:

Lots 46 and 46 of First Addition to Sportsman Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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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 easements, conditions, covenants and restrictions of record or apparrant on the herein ground

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 \$ 7,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 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 14th 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.

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.

CLARENCE B. BLACK

DOROTHY B. BLACK

County of Jackson

BE IT REMEMBERED, That on this 14th day of December, 1987, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Clarence B. Black and Dorothy B. Black

known to me to be the identical individual(s) described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Notary Public for Oregon. My Commission expires 12/21/89

CLARENCE B. BLACK/DOROTHY B. BLACK
2662 Howard Ave
Medford OR 97501

c/o Jeffrey Kounz
1429 Carolyn Circle
Medford OR 97504

After recording return to:
CIT-DC - 1/4 KCTC

Until a change is requested all tax statements shall be sent to the following address:
c/o Jeffrey Kounz
1429 Carolyn Circle
Medford OR 97504

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of Klamath

I certify that the within instrument was received for record on the 18th day of December, 1987, at 1:59 o'clock P.M., and recorded in book/reel/volume No. M87 on page 22561 or as fee/file/instrument/microfilm/reception No. 82683, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Ann Smith Deputy

Fee: \$10.00