

82960

MOUNTAIN TITLE COMPANY

WARRANTY DEED

Vol. M87 Page 23090

KNOW ALL MEN BY THESE PRESENTS, That

husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
TIM L. SHELTON
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 12, Block 7, FAIRVIEW ADDITION NO. 2 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.
Tax Account No. 3809-29CA-3900

Subject to: Liens and encumbrances of record, including existing Trust Deed in favor of Klamath First Federal Savings & Loan Association, recorded in Volume M79, page 843, Microfilm Records of Klamath County, Oregon, and existing Mortgage in favor of CP National, recorded in Volume M82, page 17270, which buyer herein agrees 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 of record and apparent upon the land, if any, as of the date of this deed, EXCEPT those 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 \$ 19,603.91. 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 29th day of December, 1987, by its officers duly authorized thereto by Richard T. Reeves and Deborah L. Reeves, as Attorney in fact.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

12/29, 1987

Personally appeared the above named Deborah L. Reeves, individually and as Attorney in fact for Richard T. Reeves, and acknowledged the foregoing instrument to be his voluntary act and deed.

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

RICHARD T. REEVES & DEBORAH L. REEVES
6536 Climax Ave.
Klamath Falls, OR 97603

TIM L. SHELTON
1545 Lakeview
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

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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON

County of Klamath

I certify that the within instrument was received for record on the 29th day of December, 1987, at 3:24 o'clock P.M., and recorded in book M87 on page 23090 or as file/reel number 82960. Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
By Bernetha S. Hetch Deputy

Fee \$10.00

MOUNTAIN TITLE COMPANY