

83598

MOUNTAIN TITLE COMPANY

WARRANTY DEED

19226-P

Vol M88

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KNOW ALL MEN BY THESE PRESENTS, That CYNTHIA A. GALLAGHER who acquired title as CYNTHIA A. DIMICK

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES S. BRYANT

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:

All of Blocks 7 & 8, HESSIG ADDITION TO FORT KLAMATH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account #3307 V22BC 02900
#3307 V22BC 03000

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 covenants, conditions, restrictions, easements, those of record and apparent to the land as of the date of this deed 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 \$ 30,000.00

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 15 day of January, 1988, 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 } ss.
January 15, 1988

Personally appeared the above named Cynthia A. Gallagher who acquired title as Cynthia A. Dimick

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

(OFFICIAL SEAL) *Evelyn Biehn*
Notary Public for Oregon
My commission expires: 6-16-88

STATE OF OREGON, County of _____) ss.
Personally appeared _____, 19____

_____ 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 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:
Notary Public for Oregon
My commission expires: (OFFICIAL SEAL)

Gallagher
P.O. Box 222
Chiloquin, OR 97624
GRANTOR'S NAME AND ADDRESS

Bryant
2806 Benkley P.O. Box 494
Klamath Falls, OR 97601 Fort Klamath, OR
GRANTEE'S NAME AND ADDRESS

After recording return to:

Bryant
above address

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

Bryant
above address

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 18th day of January, 1988, at 2:18 o'clock P.M., and recorded in book M88 on page 885 or as file/reel number 83598, 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