

83843

MOUNTAIN TITLE COMPANY

MTC 1985

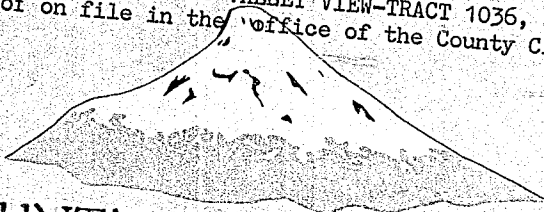
WARRANTY DEED

Vol. 1100 Page 1289

husband and wife

KNOW ALL MEN BY THESE PRESENTS, That FRANK C. CRANDELL AND CAROL A. CRANDELL, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM R. BREWER AND PALMA M. BREWER, husband and wife, 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 2 in Block 4 SECOND ADDITION TO VALLEY VIEW-TRACT 1036, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
3909-12BB-2700



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 to the land as of the date of this instrument, 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 \$ 61,500.00. (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 11 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

January 11, 1988

Personally appeared the above named

FRANK C. CRANDELL

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

Notary Public for Oregon

My commission expires: 7-6-90

Frank C. Crandell

Carol A. Crandell

STATE OF OREGON, County of Klamath

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:

Notary Public for Oregon

My commission expires:

Frank C. & Carol A. Crandell

238 S. Chestnut 2427 DARE ROW

Shenandoah, Pennsylvania 17976

William R. & Palma M. Brewer

5824 Independence Ave.

Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

Klamath First Federal Savings & Loan Assn.

540 Main St.

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

After recording return to:

Klamath First Federal Savings & Loan Assn.

540 Main St.

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 27th day of January, 1988, at 12:45 o'clock P.M., and recorded in book M88 on page 1289 or as file/reel number 83843, 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