

84279

Duplicate WARRANTY DEED

18743-L

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KNOW ALL MEN BY THESE PRESENTS, That

WILLIAM RANSOM

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by AND JAMES H. PATTON, as tenants in common, 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:

Lot 15 in Block 3 of SIXTH STREET ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No. 3909-004AA-2100

** This deed is a duplicate warranty deed to replace the original warranty deed placed in collection escrow at South Valley State Bank dated June 12th, 1979, to fulfill that certain Real Estate Contract dated June 12th, 1979 and recorded June 15, 1979 in Volume m79 at Page 1163, Microfilm Records of Klamath County, Oregon.**

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 \$ 12,000.00. (The whole or a part of the consideration may be indicated by the symbol ©, 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 5 day of February, 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.

James H. Lane

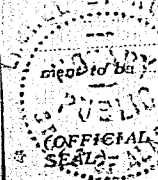
(If executed by a corporation, affix corporate seal)

Alaska
STATE OF OREGON

County of } ss.
51 February, 1988

Personally appeared the above named

and acknowledged the foregoing instrument as his voluntary act and deed.



Before me: *Paul R. Holmes*
Notary Public for Oregon, Alaska
My commission expires: 2/21/92

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

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 11th day of February, 1988, at 12:40 o'clock P.M., and recorded in book M88 on page 1922 or as file/reel number 84279. Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By *Tom Smith* Deputy

Fee: \$10.00

MOUNTAIN TITLE COMPANY