

84484

WARRANTY DEED

MTC 1988-DM88

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KNOW ALL MEN BY THESE PRESENTS, That

RICHARD D. HOWARD, JR.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SHARON VIETS, 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:

That portion of the S $\frac{1}{2}$ N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 11, Township 35 South, Range 9 East of the Willamette Meridian, lying Easterly of the center thread of the Sprague River, and Westerly of the existing Chiloquin Sprague River Highway as now located in the County of Klamath, State of Oregon

Tax Account No.: 3509 01100 01800

***assumes and agrees to pay.

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, conditions, restrictions, easements & Mortgage with State of Oregon, represented and acting by Director of Veterans' Affairs which grantee*** 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 \$ 54,910.80

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 17th 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.

Richard D. Howard, Jr.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Klamath
February 17, 1988

Personally appeared the above named
Richard D. Howard, Jr.

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

Notary Public for Oregon
My commission expires 6-16-88

STATE OF OREGON, County of Klamath, ss.

Personally appeared _____, 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.

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

Howard
HC 63 Box 582
Chiloquin, OR 97624
GRANTOR'S NAME AND ADDRESS
Viets
2400 Shasta Way #48
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:
Viets
above address
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Dept of Veterans' Affairs
Attn: Tax Section
700 Summer St, NE, Salem, OR 97310-201
Acct 0252620

STATE OF OREGON,
County of Klamath, ss.

I certify that the within instrument was received for record on the 18th day of February, 1988, at 3:46 o'clock P.M., and recorded in book M88 on page 2350 or as file/real number 84484

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pam Smith Deputy

SPACE RESERVED FOR RECORDER'S USE

Fee: \$10.00

MOUNTAIN TITLE COMPANY