WARRANTY DEED MTC 19385-15 Vol. M88 Page 2886

84788

KNOW ALL MEN BY THESE PRESENTS, That SCOTT R. KANNA & DENA L. KANNA, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CLIFFORD DWIGHT ESSELSTYN & DENISE CAROLYN ESSELSTYN, husband and wife, 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 14 of LLOYDS TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No. 3909-11CB-2700

Subject to: Liens and encumbrances of record including Trust Deed in favor of Klamath First Federal Savings & Loan Association, recorded in Volume M86, page 13663, Microfilm Records of Klamath County, Oregon, which buyers herein DO NOT agree to assume and sellers further agree to hold buyers harmless therefrom.

'88 FEB 29 PM 3 04

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 upon the land, if any, 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 $ 46,750.00.

~~(However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ①, 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 24th day of February, 19 88; 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.

Scott R. Kanna
Scott R. Kanna

Dena L. Kanna
Dena L. Kanna

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Clackamas ss.
Feb 24, 19 88

Personally appeared the above named Scott R. Kanna & Dena L. Kanna and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Patrick K. Oraton
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 6/10/91

~~STATE OF OREGON, County of ..... ss.~~
~~....., 19.....~~
~~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 ....., a corporation, 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:~~
~~(OFFICIAL SEAL)~~
~~Notary Public for Oregon~~
~~My commission expires:~~

SCOTT R. KANNA & DENA L. KANNA
4904 Boardman AVE
Portland OR 97267
GRANTOR'S NAME AND ADDRESS

CLIFFORD DWIGHT ESSELSTYN & DENISE CAROLYN ESSELSTYN
4540 Laverne, Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:
GRANTEE
4540 Laverne
Klamath Falls
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
GRANTEE
Same
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 29th day of February, 19 88, at 3:04 o'clock P. M., and recorded in book M88 on page 2886 or as file/reel number 84788, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pam Smith Deputy

Fee: $10.00