

85184

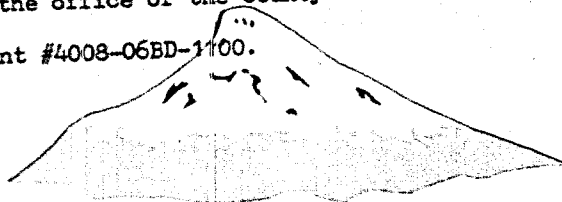
WARRANTY DEED  
MTC 19418-K

85184  
KNOW ALL MEN BY THESE PRESENTS, That  
AUGUST H. KNORR and PATSY R. KNORR, husband and wife

AUGUST H. KNORR and PATSY R. KNORR, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JACK UTTERBACK and DIXIE UTTERBACK, 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 33 in Block 35 of FIFTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Tax Account #4008-06BD-1100.



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 all those of record and those 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 \$ 24,000.00.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 24,000.00

In Witness Whereof, the grantor has executed this instrument this 7<sup>th</sup> day of March, 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.

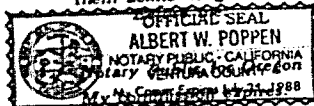
(11) created by a corporation,  
with corporate seal

STATE OF ~~OREGON~~ CALIFORNIA }  
County of *Ventura* }  
March *7*, 19 *88*

Personally appeared the above named  
AUGUST H. KNORR and PATSY R. KNORR

and acknowledged the foregoing instru-  
ment to be **their** voluntary act and deed.

Before me:  
(OFFICIAL SEAL) *Alfred W. Bygones*  
Notary Public for ~~Oregon~~ CALIFORNIA  
My commission expires: JULY 31 1961



(OFFICIAL  
SEAL)

AUGUST H. KNORR and PATSY R. KNORR  
2283 North Sequoia Avenue  
Simi Valley, CA 93063

JACK UTTERBACK and DIXIE UTTERBACK  
11800 Tingley Lane #4  
Klamath Falls, OR 97603

After recording returns for

SAME AS GRANTEE

NAME ADDRESS ZIP

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

**SAME AS GRANTEE**

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of     Klamath    

I certify that the within instrument was received for record on the 14th day of March, 1988, at 11:53 o'clock A.M., and recorded in book M88 on page 3513 or as file/reel number 85184.  
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**