

85350

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That TRANSAMERICA FINANCIAL SERVICES, INC.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD L. HOLCOMB and MARIE B. HOLCOMB, 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 8, Block 19, SECOND ADDITION TO KLAMATH RIVER ACRES, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Second Addition to Klamath River Acres.
2. Subject to rules and regulations of Fire Patrol District.
3. Any improvement located upon the insured property, which constitutes a mobile home as defined by Chapter 801-340, Oregon Revised Statutes, is subject to registration and taxation as therein provided and as provided by Chapter 308, Oregon Revised Statutes.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 Those set out above

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. and that

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 18,000.00

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 17 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.

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.

TRANSAMERICA FINANCIAL SERVICES, INC.

BY: John P. Ginter

STATE OF OREGON,

County of _____

STATE OF OREGON, County of Klamath

March 17, 1988

Personally appeared John P. Ginter

who, being duly sworn,

Manager

TRANSAMERICA FINANCIAL SERVICES, INC., 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:

Sandra Handsaker
Notary Public for Oregon

My commission expires: 7-23-89

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Personally appeared the above named _____

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: _____

TRANSAMERICA FINANCIAL SERVICES, INC.

707 Main Street

Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Donald L. Holcomb

Marie B. Holcomb

GRANTEE'S NAME AND ADDRESS

After recording return to:

Donald L. & Marie B. Holcomb

9313 E. Kern Rd

Keno, OR 97627

NAME, ADDRESS, ZIP

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

Donald L. Holcomb and Marie B. Holcomb

9313 E. Kern Rd

Keno, OR 97627

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 17th day of March, 1988 at 3:58 o'clock P.M., and recorded in book/reel/volume No. M88 on page 3810 or as fee/file/instrument/microfilm/reception No. 85350, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Piehn, County Clerk

NAME

TITLE

By Pam Smith Deputy

Fee: \$10.00