

85425

MTC 19502-7 WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That VERN. C. ROSS & ALBERTA H. ROSS,

husband and wife
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRANK W. DAUE &
 LUCILLE E. DAUE, husband and wife
 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 ap-
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 1 in Block 2 of JACK PINE VILLAGE, according to the official plat thereof on
 file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 2309-25A0-4200

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 \$ 46,000.00
 The whole of the above described premises, together with the symbols, if not applicable, shall be deemed to be the whole
 part of the

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 16th 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.

(If executed by a corporation,
 affix corporate seal)

STATE OF OREGON,

County of Deschutes } ss.
 March 16, 1988.

Personally appeared the above named

Vern C. Ross & Alberta H. Ross

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



Before me, Notary Public for Oregon
 My commission expires: 9-27-91

Vern C. Ross

Alberta H. Ross

STATE OF OREGON, County of

March 16, 1988

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

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 be-
 half 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:

VERN C. ROSS & ALBERTA H. ROSS
 HC 32, Box 137
 GILCHRIST, OR 97737

FRANK W. DAUE & LUCILLE E. DAUE
 HC 32 Box 137
 Gilchrist OR 97737

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-
 ment was received for record on the
 21st day of March, 1988,
 at 3:31 o'clock P. M., and recorded
 in book M88 on page 3921 or as
 file/reel number 85425

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