

WARRANTY DEED

85428

KNOW ALL MEN BY THESE PRESENTS, That  
JANET KLOPFENSTEIN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_, hereinafter called  
GLADYS DYKKA  
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:

That part of Lot 1, Block 65, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the  
County of Klamath, State of Oregon, described as follows:

Beginning at a point on the Southerly line of Ninth Street, 52 feet Northwesterly of the  
Easterly corner of Lot 1, Block 65; thence Southwesterly parallel with Franklin Street  
(now Grant Street) 86 feet; thence Northwesterly parallel with Ninth Street 52 feet;  
thence Northeasterly parallel with Franklin Street (now Grant Street) 86 feet; thence  
Southerly along the line of Ninth Street, 52 feet to the point of beginning.

Klamath County Tax Account #3809-29DC-19700.

## 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 \$ 9,500.00

~~IN WITNESS WHEREOF, the grantor has caused its name to be signed and seal affixed by its officers, duly authorized thereto by  
order of its board of directors.~~

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 16 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.

X Janet Klopfenstein  
JANET KLOPFENSTEIN

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON, } ss.

County of Marion  
March 16, 1988

Personally appeared the above named  
JANET KLOPFENSTEIN

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

Notary Public for Oregon  
My commission expires: 5/11/89

JANET KLOPFENSTEIN  
5160 Larden Rd. NE  
Salem, OR 97305

GRANTOR'S NAME AND ADDRESS

GLADYS DYKKA  
c/o Dalys Cassol, 2903 Corvallis  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

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 \_\_\_\_\_, 19\_\_\_\_ 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 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:

STATE OF OREGON, } ss.

County of Klamath

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 3924 or as  
file/reel number 85428  
Record of Deeds of said county.  
Witness my hand and seal of  
County affixed.

Evelyn Biehn, County Clerk  
By Pam Smith, Deputy  
Recording Officer

Fee: \$10.00