

85612

MTC 195409

WARRANTY DEED

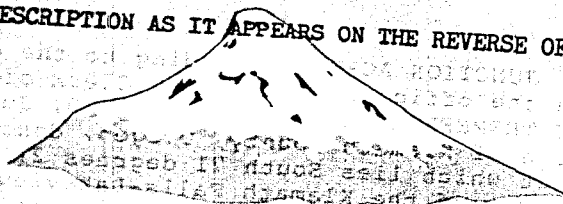
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KNOW ALL MEN BY THESE PRESENTS, That ESTHER NEWELL

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAN C. ALLEN, 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:

SEE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED.



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 appertaining 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 \$ 77,500.00. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 77,500.00.

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 25th 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.

Esther Newell
Esther Newell

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.
3/25, 1988

Personally appeared the above named

Esther Newell

I, the undersigned, do hereby certify that the foregoing instrument is a true and correct copy of the original as the same appears in the records of the County of Klamath, State of Oregon.

Notary Public for Oregon
My commission expires: 8-16-88

Esther Newell

5057 O'Connor Rd
Klamath Falls OR 97601
GRANTOR'S NAME AND ADDRESS

Dan C. Allen
5132 Gatewood
Klamath Falls OR 97603
GRANTEE'S NAME AND ADDRESS

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 _____) ss.

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 _____

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:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of _____) ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____

Record of Deeds of said county. Witness my hand and seal of County affixed.

By

Recording Officer
Deputy

4227

LEGAL DESCRIPTION

Lots 7, 8 and 9 of JUNCTION ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM, a portion of Lot 9, Junction Acres, a recorded subdivision of Klamath County, Oregon, described as: Beginning at a point which lies South 71 degrees 21' East along the Southerly right of way of the Klamath Falls-Lakeview Highway ninety (90) feet from the Northwest corner of Lot 9, Junction Acres, which is the point of beginning, and running thence Northwesterly ninety (90) feet to the Northwest corner of said Lot 9; thence Southerly along the West line of said Lot 9 one-hundred sixty-eight (168) feet; thence Easterly at right angles to said West line one-hundred thirty-three (133) feet to a point; thence Northwesterly to the point of beginning.

Tax Account No.: 3910 007A0 01500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 25th day
of March A.D. 19 88 at 3:14 o'clock P M., and duly recorded in Vol. M88
of Deeds on Page 4226
FEE \$15.00
Evelyn Biehn, County Clerk
By Pat Smith

