

CK 85633 WARRANTY DEED Vol. M88 Page 4245

KNOW ALL MEN BY THESE PRESENTS, That STEVEN E. REPLOGLE AND LINDA C. REPLOGLE WHO ACQUIRED TITLE AS LINDA C. FAHEY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by OLIVER R. SPIRES

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 23, Block 38 of Sixth Addition to Klamath River Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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

See Attached Exhibit A

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 \$69,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

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 26th 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.

STEVEN E. REPLOGLE

LINDA C. REPLOGLE

STATE OF OREGON,

County of Klamath
March 26, 1988

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 _____

Personally appeared the above named Steven E. Replogle and Linda C. Replogle

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

(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 6-21-88

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Oliver R. Spires
1930 S. 6th St.
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

Oliver R. Spires
1930 S. 6th St.
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

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/ree! /volume No. _____ on page _____ or as fee/title/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE

By _____ Deputy

EXHIBIT A

4246

SUBJECT TO:

1. Right of Way for transmission line, including the terms and provisions thereof, dated November 14, 1956, recorded November 16, 1956, in Volume 288 page 72, Deed Records of Klamath County, Oregon.
2. Reservations and Restrictions in the dedication and as shown on the plat of Tract No. 1084, Sixth Addition to Klamath River Acres.
3. Trust Deed, including the terms and provisions thereof, recorded August 25, 1986, in Volume M86 on page 15220, Mortgage records of Klamath County, Oregon, in favor of Jackson County Federal Savings & Loan Association which was assigned to Countrywide Funding Corporation by Trust Deed recorded October 2, 1986 in Volume M86 on page 17986, which Trust Deed Grantee herein agrees to assume and pay according to the terms and provisions contained therein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 28th day
of March A.D., 19 88 at 9:16 o'clock A M., and duly recorded in Vol. M88
of Deeds on Page 4245.
FEE \$15.00 Evelyn Biehn, County Clerk
By *Pam Smith*