

MOUNTAIN TITLE COMPANY

WARRANTY DEED

86239

GRETCHEN M. GARDNER

Vol. m88

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KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KEVIN K. FORD
AND KATHLEEN M. FORD, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The Southerly 80 feet of Lot 15, TOWNSEND TRACTS, according to the
official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.

Tax Account No.: 3909 003DD 02200

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, cov-
enants, conditions, restrictions, easements, those of record and apparent and that
to the land as of the date of this deed.

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 \$ 7,000.00
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 ©, 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 14 day of April, 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.

Gretchen M. Gardner
GRETCHEN M. GARDNER

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of Klamath
April 14, 1988

} ss.

STATE OF OREGON, County of _____, 19____

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
Gretchen M. Gardner

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

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)(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 6-16-88

Notary Public for Oregon

My commission expires:

Gardner

203 Main Apt 504
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Ford

P.O. Box 26
Midland, OR 97634

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ford

NAME, ADDRESS, ZIP

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

Ford

NAME, ADDRESS, ZIP

STATE OF OREGON,

} ss.

County of Klamath

I certify that the within instru-
ment was received for record on the
14th day of April, 1988,
at 2:53 o'clock PM., and recorded
in book MSS on page 5719 or as
file/reel number 86239

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County clerk

By Bernetha H. Hirsch Deputy

Fee \$10.00

MOUNTAIN TITLE COMPANY