

# MOUNTAIN TITLE COMPANY

86301

WARRANTY DEED

Vol. 1188 Page 5840

KNOW ALL MEN BY THESE PRESENTS, That.....LORAIN BETTENCOURT

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
JAMES F. KLOIBER  
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 REVERSE SIDE

## 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 to the land as of the date of this instrument 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 \$ 42,500.00.  
However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 15th 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.

(If executed by a corporation, affix corporate seal)

Loraine Bettencourt  
Loraine Bettencourt

STATE OF OREGON,  
County of Klamath } ss.  
April 15, 1988.

STATE OF OREGON, County of } ss.  
April 15, 1988.

Personally appeared the above named Loraine Bettencourt  
and acknowledged the foregoing instrument to be her voluntary act and deed.

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 \_\_\_\_\_, 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 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:  
Judith Z. Morgado  
Notary Public for Oregon  
My commission expires: 8-31-91

Notary Public for Oregon  
My commission expires:

Loraine Bettencourt

GRANTOR'S NAME AND ADDRESS

James F. Kloiber

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL S&LA  
2943 SOUTH SIXTH STREET  
KLAMATH FALLS, OREGON 97603

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

KLAMATH FIRST FEDERAL S&LA  
2943 SOUTH SIXTH STREET  
KLAMATH FALLS, OREGON 97603

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.

SPACE RESERVED FOR RECORDER'S USE

By \_\_\_\_\_ Recording Officer  
Deputy

## MOUNTAIN TITLE COMPANY



## LEGAL DESCRIPTION

A portion of Tract 22, HOMEDALE, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southeast corner of Tract 22; thence Northerly along the East line of Tract 22, a distance of 239.20 feet; thence West along the South line of property described in Book 320 at page 586, Deed Records of Klamath County, Oregon, a distance of 178.38 feet to the true point of beginning of this parcel; thence South parallel to the East line of Tract 22 to the North line of Harlan Drive thence Northwesterly along the North line of Harlan Drive to the Southeast corner of that property described in Deed Volume 314 at page 290, Records of Klamath County, Oregon; thence North along the East boundary of that property described in Deed Volume 314 at page 290, Records of Klamath County, Oregon, to the Southwest corner of that property described in Deed Volume 320 at page 586, Records of Klamath County, Oregon; thence East along the South line of property described in Deed Volume 320 at page 586, Records of Klamath County, Oregon, a distance of 85 feet, more or less, to the point of beginning.

Tax Account No.: 3909 011AD 05800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 15th day  
of April A.D. 19 88 at 3:15 o'clock P M., and duly recorded in Vol. 488,  
of Deeds on Page 5840.

FEE \$15.00

By Evelyn B. Smith County Clerk  
Bernetha A. Detoch