

MOUNTAIN TITLE COMPANY

86362

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That DOROTHY REEVES

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DARRELL L. REED AND SHARMAN L. REED, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 7 in Block 2, TRACT NO. 1088, FERNDAL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account no 3909 014AA 02300

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, covenants, conditions, restrictions, easements, those of record and apparent 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 \$ 52,500.00

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 12 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)



X Dorothy Reeves
Dorothy Reeves

STATE OF CALIFORNIA, California)
County of Sacramento)
X April 12, 1988.

Personally appeared the above named
Dorothy Reeves

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

Before me:
(OFFICIAL SEAL) Tammy L. Hamilton
Notary Public for California
My commission expires: 5/4/90

STATE OF OREGON, County of) ss.
Personally appeared)
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)

Reeves
5008 Brand Way
Sacramento, CA 95819
GRANTOR'S NAME AND ADDRESS

Reed
5540 Bartlett Ave
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording returns to:
Reed
above address

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
JCF
2 First Main
Medford, OR 97501
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of Klamath)
I certify that the within instru-
ment was received for record on the
18th day of April, 1988,
at 10:22 o'clock AM., and recorded
in book M88 on page 5971 or as
file/reel number 86363,
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Berntha Sketch Deputy
Fee \$10.00

MOUNTAIN TITLE COMPANY