

MOUNTAIN TITLE COMPANY

86457

WARRANTY DEED

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MT-19393P
KNOW ALL MEN BY THESE PRESENTS, That CLYDE PLANTS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BRAD ELLIOTT & TERRY L. MERLAU, not as tenants in common, but with the right of survivorship, 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 11, Block 12, TRACT NO. 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 2607-001A0-6600

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 upon the land, if any, as of the date of this deed,

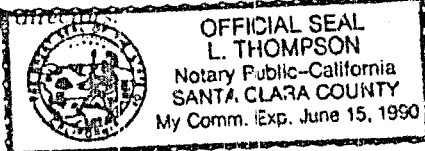
and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$15,000.00. ~~Howsoever the above consideration or interest or any part thereof may be paid or satisfied in whole or in part by the grantor or any other person, the grantor hereby covenants to defend the grantee and its heirs, successors and assigns from all claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.~~

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 28th 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.

(If executed by a corporation, affix corporate seal)



Clyde Plants
Clyde Plants

STATE OF ~~California~~ California } ss.
County of Santa Clara }
March 28, 19 88.

Personally appeared the above named
Clyde Plants

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

Before me: *L. Thompson*
(OFFICIAL SEAL) Notary Public for ~~California~~ California
My commission expires: June 15, 1990

STATE OF OREGON, County of _____ ss.
_____, 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 _____

_____, 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 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)

Notary Public for Oregon
My commission expires: _____

C Mr. ~~Mr.~~ Clyde Plants
1 945 N. W. Conifer Blvd.
D Corvallis, Oregon 97330

GRANTOR'S NAME AND ADDRESS

Brad Elliott & Terry L. Merlau
84985 Tillikum Ave.
Pleasant Hill, OR 97455

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax statement's shall be sent to the following address.

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instru-
ment was received for record on the
19th day of April, 1988,
at 1:48 o'clock P.M., and recorded
in book M88 on page 6137 or as
file/reel number 86457,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Bernetha A. Stetch, Deputy
Fee \$10.00

MOUNTAIN TITLE COMPANY