

MOUNTAIN TITLE COMPANY

87019

MTC 1984-10

WARRANTY DEED 19724

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KNOW ALL MEN BY THESE PRESENTS, That RICHARD M. KOWALIS aka BETTY J. KOWALIS as tenants by the entirety & BETTY G. KOWALIS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor said by MONTE D. CHAPMAN and MARY L. WEBBER, 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:

Northerly 70 feet of Lots 45, 46, 47 and 48, Block 8, ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909 002CB 04800

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 apparrant 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 \$ 35,000.00

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 3 day of May, 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)

Richard M. Kowalis
Richard M. Kowalis

Betty J. Kowalis, Betty J. Kowalis
Betty G. Kowalis aka Betty J. Kowalis

STATE OF OREGON, } ss.
County of Klamath
May 3, 1988

STATE OF OREGON, County of } ss.
May 3, 1988

Personally appeared the above named
Richard M. Kowalis and Betty
G. Kowalis aka Betty J. Kowalis
and acknowledged the foregoing instru-
ment to be their 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 _____

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)
Darlene Tucker
Notary Public for Oregon
My commission expires: 6-16-88

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

Kowalis
P.O. Box 1908
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Chapman & Webber
2530 Gettle
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:
Chapman & Webber

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
Chapman & Webber

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instru-
ment was received for record on the
5th day of May, 1988,
at 9:04 o'clock A. M., and recorded
in book M88 on page 7094 or as
file/reel number 87019,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Bernetha Ketch Deputy

Fee \$ 10.00

MOUNTAIN TITLE COMPANY