

MOUNTAIN TITLE COMPANY

87135

MTC 96874

WARRANTY DEED

Vol. 1788 Page 7281

KNOW ALL MEN BY THESE PRESENTS, That ROGER DENHAM & FLORENCE DENHAM, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT J. PIPER and wife RUTH ANN PIPER, 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, Block 7, OREGON SHORES SUBDIVISION TRACT 1053, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3507-06AC-4200

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 \$ 3,400.00

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 6 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)

STATE OF OREGON,
County of Klamath } ss.
5/6, 1988

Personally appeared the above named
Roger Denham & Florence Denham

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

Before me, Amelaprence
Notary Public for Oregon
My commission expires: 8-16-88

Roger Denham
Roger Denham

Florence Denham
Florence Denham

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 _____

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:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

ROGER DENHAM & FLORENCE DENHAM
HC 30, Box 127F
Chiloquin, OR 97624
GRANTOR'S NAME AND ADDRESS

ROBERT J. PIPER & RUTH ANN PIPER
PO Box 141
LEEMORE, CA 93241
GRANTEE'S NAME AND ADDRESS

After recording return to:
GRANTEE
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
GRANTEE
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 9th day of May, 1988, at 2:23 o'clock p.m., and recorded in book M88 on page 7281 or as file/reel number 87135, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
By Bonetha Helich Recording Officer Deputy

FEe \$10.00

MOUNTAIN TITLE COMPANY