

87270

WARRANTY DEED

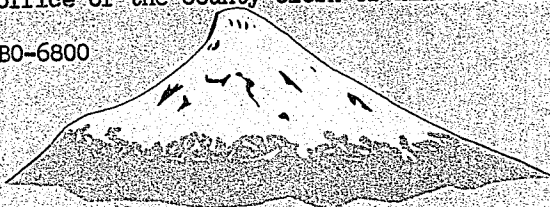
Vol 1789 Page 7496

87270 MTC-19673P
 KNOW ALL MEN BY THESE PRESENTS, That LAURA N. YARNELL, who acquired title as
 LAURA N. BROOKS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WARREN D. KNESS &
 VIVIAN L. KNESS, 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 ap-
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 3, Block 16, FIRST ADDITION TO RIVER PINE ESTATES, according to the official plat
 thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 2309-24B0-6800



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 \$ 5,300.00

~~ON THE DATE OF THE RECORDING OF THIS INSTRUMENT, THE GRANTOR HAS BEEN ADVISED BY THE CLERK OF THE COUNTY OF KLAMATH, OREGON, THAT THE PROPERTY DESCRIBED IN THIS INSTRUMENT IS SUBJECT TO A PRELIMINARY PLAT OF THE FIRST ADDITION TO RIVER PINE ESTATES, LOT 3, BLOCK 16, WHICH IS ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.~~

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 6th 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)

Laura N. Yarnell
 Laura N. Yarnell, who acquired title as
 Laura N. Brooks

STATE OF OREGON,

County of CLACKAMAS } ss.
 MAY 6, 1988

Personally appeared the above named
 Laura N. Yarnell, who acquired
 title as Laura N. Brooks

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

Notary Public for Oregon

My commission expires: 5/9/90

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: _____

LAURA N. YARNELL

6112 S. E. Clatson, Space #22
 Portland, OR 97206

GRANTOR'S NAME AND ADDRESS

Warren D. Kness & Vivian Kness
 3100 Willow Springs Rd
 Central Point, OR 97502

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

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-
 ment was received for record on the
 13th day of May, 1988,
 at 11:08 o'clock A.M., and recorded
 in book M88 on page 7496 or as
 file/reel number 87270
 Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

Evelyn Biehn, County Clerk
 Recording Officer
 By Bernetha Letts Deputy

F33 \$10.00

MOUNTAIN TITLE COMPANY