

WARRANTY DEED

Vol. M88 Page 7924

87507

MTC-19647K

KNOW ALL MEN BY THESE PRESENTS, That

MARVIN C. GRAHAM and JESSIE E. GRAHAM, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

ANNETTE A. CASTLE

, 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 1, Block 212, MILLS SECOND ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Tax Account #3809-33DB-10700.

The intent of this Warranty Deed is to fulfill that Real Estate Contract dated July 23, 1974, and recorded July 26, 1974, in Volume M74, page 8943, Microfilm Records of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 all those of record and those 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 \$ 17,300.00

~~THE GRANTOR HEREBY WARRANTS AND FOREVER DEFENDS 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.~~

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 18th day of May, 19 88;

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.

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.

STATE OF OREGON,

County of KlamathMay 18th, 19 88

Personally appeared the above named

MARVIN C. GRAHAM and JESSIE E. GRAHAM

GRAHAM

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

Before me

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6-16-88STATE OF OREGON, County of Klamath, ss., 19 88

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 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

MARVIN C. GRAHAM and JESSIE E. GRAHAM
2044 Reclamation
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

ANNETTE A. CASTLE

Rt. 2 Box 1055 Wocus

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 20th day of May, 19 88, at 3:53 o'clock p.M., and recorded in book/reel/volume No. M88 on page 7924 or as fee/file/instrument/microfilm/reception No. 87507, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk..

By Bernetha J. Letcher Deputy

Fee \$10.00