

87705

MTC-19843K

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8305

KNOW ALL MEN BY THESE PRESENTS, That

CHARLES F. BARTA and PATRICIA J. BARTA, husband and wife

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

JAMES MEDLIN and WINIFRED F. MEDLIN, husband and wife

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:

Lots 28 and 29, Block 1, COUNTRY GREEN, Tract 1085, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH a 1976 GOLWE 2U Mobile Home, Oregon License #X134704, Serial #11916, which is firmly affixed to the real property described herein.

SUBJECT TO: Trust Deed, recorded February 10, 1987, in Volume M87, page 2183, Microfilm Records of Klamath County, Oregon, in favor of Joe R. Richey and Virginia Lee Richey, husband and wife, as Beneficiary, which the above named Grantors do not agree to assume or pay and the Beneficiary named herein agrees to hold Grantors harmless therefrom.

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 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 \$47,000.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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 26 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~~ ARIZONA)
County of Pima) ss.
May 26th, 1988

CHARLES F. BARTA

PATRICIA J. BARTA
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 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:

Personally appeared the above named CHARLES F. BARTA and PATRICIA J. BARTA

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

Before me, _____, Notary Public for Oregon

My commission expires: October 16, 1990

CHARLES F. BARTA and PATRICIA J. BARTA
3661 N. Campbell, #386
Tucson, AZ 85719

GRANTOR'S NAME AND ADDRESS

JAMES MEDLIN and WINIFRED E. MEDLIN
7118 Ruth Court
Klamath Falls, OR 97603

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,) ss.

County of Klamath

I certify that the within instrument was received for record on the 27th day of May, 1988, at 12:13 o'clock PM, and recorded in book M88 on page 8305 or as file/reel number 87705, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
By Bernetha A. Kolsch, Recording Officer Deputy

Fee \$10.00