

87746

MTC-19800K

KNOW ALL MEN BY THESE PRESENTS, That
CLARENCE H. YOUNG and VIRGINIA M. YOUNG, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
GEORGE MORLEY WARNER and NANCY E. WARNER, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 6 in Block 44 of HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, according
to the official plat thereof on file in the office of the County Clerk of Klamath
County, Oregon.

Klamath County Tax Account #3809-28CA-9700

SUBJECT TO: Trust Deed, subject to the terms and provisions thereof, dated August 3, 1979
and recorded August 6, 1979, in Volume M79, page 18728, Microfilm Records of Klamath
County, Oregon, in favor of Klamath First Federal Savings & Loan Association, as
Beneficiary, which the above named Grantees hereby agree to assume and pay in full.

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 \$ 62,000.00

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 31st 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.

CLARENCE H. YOUNG

VIRGINIA M. YOUNG

STATE OF OREGON, County of _____) ss.

STATE OF OREGON,) ss.

County of Klamath

May 31, 1988

Personally appeared the above named
CLARENCE H. YOUNG and VIRGINIA M. YOUNG

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

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 11/16/91

Notary Public for Oregon

My commission expires:

(OFFICIAL
SEAL)

CLARENCE H. YOUNG and VIRGINIA M. YOUNG
11427 Magnolia Avenue, Apt. #80
Riverside, CA 92505

GRANTOR'S NAME AND ADDRESS

GEORGE MORLEY WARNER and NANCY E. WARNER
1712 No. El Molino
Pasadena, CA 91104

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 instru-
ment was received for record on the
31 day of May, 1988,
at 12:08 o'clock P. M., and recorded
in book M88 on page 8385 or as
file/reel number 87746

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn

Recording Officer
By Bernetha Speltz Deputy