

87982

MTC 16065, MTC-19864 WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That  
South Valley State BankVol. M88 Page 8781

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Eugene Calvin Johns and Marjory Ann Johns, 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:

THE WESTERLY 88 FEET OF LOT 6, BLOCK 23, HILLSIDE 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.

## 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 as of record or those apparet upon the land, if any, as of the date of this deed.

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 \$  
However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 23 day of April, 1986 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)

SOUTH VALLEY STATE BANK

STATE OF OREGON,

County of \_\_\_\_\_ } ss.  
\_\_\_\_\_, 19\_\_\_\_

Personally appeared the above named \_\_\_\_\_

and acknowledged the foregoing instrument to be \_\_\_\_\_  
voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: \_\_\_\_\_

BY:

STATE OF OREGON, County of Klamath, ss.  
23, 1986

Personally appeared Allen H. O'Neil and \_\_\_\_\_

each for himself and not one for the other, that the former is the president and that the latter is the \_\_\_\_\_

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: 7/6/89

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Josephine County Title Co.  
P.O. Box 71  
Grants Pass, OR 97526  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
Eugene Calvin & Marjory Ann Johns  
1692 E. Evans Creek Road  
Rogue River, OR 97537  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 7th day of June, 1988, at 2:06 o'clock P.M., and recorded in book M88 on page 8781 or as file/reel number 87982, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
By Bernetha A. Smith Deputy

Fee \$8.00