

88116

MTC-19789 P

WARRANTY DEED

Vol. M88 Page 9032

husband and wife

KNOW ALL MEN BY THESE PRESENTS, That JAMES H. CARLSON &amp; BARBARA F. CARLSON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN WILLIAM HAMMONS & SANDRA R. HAMMONS, 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 South 30 feet of Lot 16 and the North 40 feet of Lot 17, WEST PARK ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3809-29CB-5000

SUBJECT TO: Liens and encumbrances of record including Trust Deed recorded in Volume M86, page 6144, Microfilm Records of Klamath County, Oregon, which buyers herein 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 those of record and apparent 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 \$ 44,900.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical

In Witness Whereof, the grantor has executed this instrument this 10th day of June, 1988;

if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by

James H. Carlson

Barbara F. Carlson

STATE OF OREGON, County of Klamath, 19

Personally appeared

James H. Carlson & Barbara F. Carlson

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

Before me, Notary Public for Oregon

My commission expires: 8-16-88

STATE OF OREGON, County of Klamath, 19

Personally appeared

James H. Carlson & Barbara F. Carlson

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

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STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 10th day of June, 1988, at 3:20 o'clock p.m., and recorded in book M88 on page 9032 or as file/reel number 88116.

Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
By Bernetha Helbo, Deputy

Fee \$8.00

MOUNTAIN TITLE COMPANY