

88269

MTC-19815

Vol. M88 Page 9290

KNOW ALL MEN BY THESE PRESENTS, That

SUSAN TERESA THOMPSON who took title as SUSAN TERESA WHITLATCH hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KEVIN J. TAYLOR and WENDY A. YATES, not as tenants in common, but with the right of survivorship, hereinafter called the grantees, 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 8, Block 48, FIRST 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 #3809-32-BA-13200.

SUBJECT TO: Trust Deed, subject to the terms and provisions thereof, dated April 3, 1979 and recorded April 3, 1979, in Volume M79, page 7334, Microfilm Records of Klamath County, Oregon, in favor of Klamath First Federal Savings and Loan Association, as Beneficiary which the Grantees named herein hereby agree to assume and pay said Trust Deed 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 \$ 27,500.00. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 27,500.00. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 27,500.00.

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 15th 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 order of its board of directors.

(If executed by a corporation, affix corporate seal)

Susan Teresa Thompson
SUSAN TERESA THOMPSON who took title
as SUSAN TERESA WHITLATCH

STATE OF OREGON,)
County of Klamath) ss.
June 15, 1988

Personally appeared The above named
SUSAN TERESA THOMPSON:

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

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 11/16/91

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 _____

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:

SUSAN TERESA THOMPSON
3606 Evergreen
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS

KEVIN J. TAYLOR and WENDY A. YATES
319 Washington
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,) ss.

County of Klamath

I certify that the within instrument was received for record on the 15 day of June, 1988, at 2:58 o'clock P.M., and recorded in book M88 on page 9290 or as file/reel number 88269. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
By Bernetha Schlicht Deputy

Fee: \$8.00