

88394

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That DONALD LEFLER and PHYLLIS LEFLER, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES A. CRAIG, an unmarried man, 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:

Lot 1, Block 3, of TWIN RIVER VIEW, according to the Official plat thereof on file in the County of Klamath, State of Oregon.

Tax Account #3407 0035B 01500.

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAW 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."

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 a new 1st Deed of Trust, in the amount of \$11,000.00

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 \$11,000.00. 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 ①, 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 27th day of April, 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)

CALIFORNIA
STATE OF OREGON } ss.
County of Klamath }
5-27, 1988

Personally appeared the above named

Donald Lefler and Phyllis Lefler

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

Before me,

Constance M. Kricher

Notary Public for Oregon

My commission expires: 11-5-90

Donald Lefler

Phyllis Lefler

STATE OF OREGON, County of _____, 19____ ss.

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

LEFLER

GRANTOR'S NAME AND ADDRESS

CRAIG

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. James A. Craig
2406 Lofty View Drive
Torrance, Ca. 90505

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Mr. James A. Craig
2406 Lofty View Drive
Torrance, Ca. 90505

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 20 day of June, 1988, at 3:25 o'clock P.M., and recorded in book/reel/volume No. M88 on page 9505 or as document/fee/file/instrument/microfilm No. 88394. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

NAME

TITLE

By Pauline Muller Deputy

Fee \$8.00

208 JUN 20 PM 3 25