

88652

MTC-199142

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

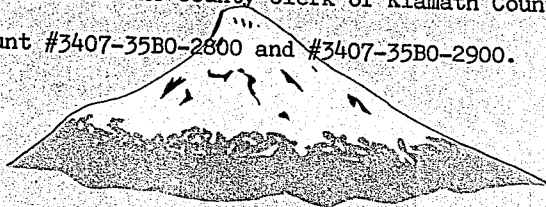
DONALD M. LEFLER and PHYLLIS E. LEFLER, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
Train Mountain, Inc., a corporation

and that 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:

Lots 15 and 16, Block 3, Tract 1155, TWIN RIVER VIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Tax Account #3407-35B0-2800 and #3407-35B0-2900.



## 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 \$ 175,000.00

ON ANY DAY OF THE MONTH OF JUNE, 1988, DONALD M. LEFLER and PHYLLIS E. LEFLER, husband and wife, of the County of Klamath, State of Oregon, did execute this instrument, to-wit:

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 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)

DONALD M. LEFLER

PHYLLIS E. LEFLER

STATE OF OREGON,

County of Klamath

June 27th, 1988

STATE OF OREGON, County of

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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

a corporation,  
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 be-  
half 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:

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/13/89

DONALD M. LEFLER and PHYLLIS E. LEFLER

GRANTOR'S NAME AND ADDRESS

Train Mountain Inc.

HC 30 Box 1041

Chiloquin, Oregon 97624

GRANTEE'S NAME AND ADDRESS

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,

County of Klamath

I certify that the within instru-  
ment was received for record on the  
28 day of June, 1988,  
at 9:22 o'clock A.M., and recorded  
in book M88 on page 10045 or as  
file/reel number 88652  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Evelyn Biehn County Clerk  
Recording Officer  
By Pauline Mullers Deputy

\$8.00