

88857

WARRANTY DEED

Vol. 188 Page 10391

KNOW ALL MEN BY THESE PRESENTS, That MARK N. WERST

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RAYMOND N. GATLIN AND IRIS SADOVE-GATLIN, 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:

Lot 4, Block 8 of First Addition to Keno Whispering Pines, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

(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

See attached Exhibit "A"

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 \$45,000.00. 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 28 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.

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.

STATE OF ARIZONA,)
County of Maricopa) ss.
June 28, 1988

STATE OF ARIZONA,)
County of Maricopa) ss.
June 28, 1988

Personally appeared Mark Werst 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

Personally appeared the above named Mark Werst

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

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.

Notary Public for Maricopa, Arizona
My commission expires: 12/20/88

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Mark N. & Etta G. Werst

GRANTOR'S NAME AND ADDRESS

Raymond N. & Iris Sadove-Gatlin

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Raymond N. Gatlin

NAME, ADDRESS, ZIP

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

Klamath First Federal Savings
540 Main Street

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

SPACE RESERVED FOR RECORDER'S USE

988 JUL 1 PM 3 38

Exhibit "A"
K-40632

10392

1. Building set back-lines as shown on the plat and in the dedication of First Addition to Keno Whispering Pines.
2. Declaration of Condition and Restrictions for First Addition to Keno Whispering Pines, recorded August 29, 1968, in Volume M-68 on page 7828.
3. Trust Deed, including the terms and provisions thereof, dated June 1, 1976, recorded June 6, 1976 in M-76 on page 8128, records of Klamath County, in favor of Klamath First Federal Savings and Loan Association which Grantees herein agree to assume and pay according to the terms and provisions contained therein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ Klamath County Title
of _____ July _____ A.D., 19 88 at 3:38 o'clock _____ P. M., and duly recorded in Vol. M88
of _____ Deeds _____ on Page 10391

FEE \$13.00

Evelyn Biehn . County Clerk

By Pauline Miller