

89099

MOUNTAIN TITLE COMPANY

WARRANTY DEED

Vol. m88 Page 10873

KNOW ALL MEN BY THESE PRESENTS, That PATRICK N. SMITH & MAXINE M. SMITH, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DENNIS G. SELZNICK & CHRIS W. SELZNICK, 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 17 in Block 3 of TRACT NO. 1079, SIXTH ADDITION TO SUNSET VILLAGE, According to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3909-12CC-1900

SUBJECT TO: Liens and encumbrances of record including Mortgage in favor of Department of Veterans' Affairs which buyers herein agree to assume and pay.

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,

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 \$ 58,000.00

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 8th day of July, 1988, order of its board of directors.

(If executed by a corporation, affix corporate seal)

Patrick N. Smith

Maxine M. Smith
STATE OF OREGON, County of Klamath, 1988

STATE OF OREGON,

County of Klamath

7/8

} ss.

Personally appeared the above named

Patrick N. Smith &
Maxine M. Smith

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

NOTARY PUBLIC
(OFFICIAL SEAL)
Evelyn Biehn

Notary Public for Oregon

My commission expires: 8-16-88

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

PATRICK N. & MAXINE M. SMITH

5022 Walton Dr.

Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

DENNIS G. & CHRIS W. SELZNICK

6204 Harlan Dr.

Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 11th day of July, 1988, at 4:13 o'clock P.M., and recorded in book M88 on page 10873 or as file/reel number 89099.

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

Evelyn Biehn County Clerk
Recording Officer

By Evelyn Biehn Deputy

Fee \$8.00

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