

89141

WARRANTY DEED

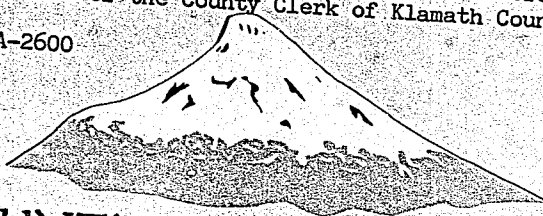
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KNOW ALL MEN BY THESE PRESENTS, That WILLIAM T. JAMIESON & JEAN A. BECK,

as tenants in common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STEVE EVERITT & JANET D. EVERITT, husband and wife 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 26, Block 3, less Southerly 60 feet, STEWART ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3909-7CA-2600



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 \$ 23,000.00. The true and actual consideration consists of or includes the property of value granted or promised which is part of the consideration and which is hereby acknowledged.

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 6th day of July, 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)

William T. Jamieson
William T. Jamieson

Jean A. Beck by William T. Jamieson as Attorney
Jean A. Beck by William T. Jamieson as Attorney in fact) ss.

STATE OF OREGON,

County of Klamath } ss.
7/8, 1988

Personally appeared

Personally appeared the above named William T. Jamieson individually and as Attorney in fact for Jean A. Beck

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

Before me, Pamela J. Pence
Notary Public for Oregon
My commission expires: 8-16-88

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 Oregon
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 12 day of July, 1988, at 1:42 o'clock P.M., and recorded in book M88 on page 10939 or as file/reel number 89141.

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

Evelyn Biehn County Clerk
Recording Officer
By Pauline Muller, Deputy

Fee \$8.00