

89311

MOUNTAIN TITLE COMPANY

WARRANTY DEED

WARRANTY DEED MTC 20031-D

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KNOW ALL MEN BY THESE PRESENTS, That WILLIAM BRANDSNESS, as TRUSTEE hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MAXINE L. WYATT and VERNON WYATT, wife and husband, 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, the North 30 feet of Lot 2 in Block 4, SOUTH CHILOQUIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Also that portion of vacated Arnold Street by City Ordinance No. 238.

Tax Account No 3507 003AB 03700

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 covenants, conditions, restrictions, easements, those of record and apparent to the land 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 \$12,500.00.

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 8 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 Brandsness as Trustee for Angela Delaney

*William Brandsness*

STATE OF OREGON,

County of Klamath } ss.  
July 8, 1988

STATE OF OREGON, County of ) ss.  
July 8, 1988

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.

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 15th day of July, 1988, at 3:11 o'clock P.M., and recorded in book M88 on page 11278 or as file/reel number 89311, 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

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