

MOUNTAIN TITLE COMPANY

89442

KNOW ALL MEN BY THESE PRESENTS, That

WARRANTY DEED

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 MARTHA J. BLANCHARD
 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:

SEE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED.

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 \$11,500.00
 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 19th 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)

STATE OF OREGON,

County of Klamath } ss.
 7/19, 1988

Personally appeared the above named Janis Lee individually and as Attorney in fact for Sheridan Lee

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

x Sheridan Lee by Janis Lee
 Sheridan Lee by Janis Lee as Attorney in fact

x Janis Lee
 Janis Lee

STATE OF OREGON, County of _____) ss.
 Personally appeared _____, 19____) ss.

and 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)

NOTARY PUBLIC
 (OFFICIAL SEAL)
 My commission expires: 8-16-88

Sheridan Lee & Janis Lee
 38210 UPPER CAMP CREEK RD
 Springfield OR 97178
 GRANTOR'S NAME AND ADDRESS
 MARTHA J. BLANCHARD
 314 DIVISION ST
 Klamath Falls OR 97601
 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

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 _____ on page _____ or as file/reel number _____
 Record of Deeds of said county.
 Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

By _____ Recording Officer
 Deputy

MOUNTAIN TITLE COMPANY

11480

EXHIBIT "A"
LEGAL DESCRIPTION

The following described real property situated in Klamath County,
Oregon:

Beginning at the most Easterly corner of Lot 21, Block 21 of
INDUSTRIAL ADDITION to the City of Klamath Falls, Oregon, thence
Northwesterly along the Southwesterly line of Division Street 47 feet
10 inches; thence Southwesterly at right angles to Division Street, 50
feet; thence Southeasterly parallel with Division Street 47 feet 10
inches; thence Northeasterly at right angles to Division Street 50
feet to the place of beginning, being a part of Lots 21 and 22 of said
Block and Addition.

Tax Account No.: 3809 033AB 08300

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co.
of July A.D. 19 88 at 8:35 o'clock A. M., and duly recorded in Vol. M88
of Deeds on Page 11479

FEE \$13.00

Evelyn Biehn
By Pauline Mullens County Clerk