

89580

MOUNTAIN TITLE COMPANY

WARRANTY DEED

20071-51-288 Page 11764

KNOW ALL MEN BY THESE PRESENTS, That DENNIS P. ROTHERHAM & MABEL C. ROTHERHAM, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM W. TRANAH AND RAE ANN TRANAH, 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 18, YALTA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Tax Account No. 3909 002AB 05800

***in favor of Peoples Mortgage Company, recorded as M76 Page 12830, re-recorded as M76 Page 15028 which the grantees assume and agree to 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 covenants, conditions, restrictions, easements those of record and apparent to the land as of the date of this deed together with trust 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 \$ 29,500.00. 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 20th 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.

Dennis P. Rotherham
Dennis P. Rotherham

Mabel C. Rotherham
Mabel C. Rotherham

STATE OF OREGON, California
County of Del Norte
July 20th, 1988

Personally appeared the above named Dennis P. Rotherham and Mabel C. Rotherham,

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

Before me: Jeanne Puget
Notary Public for OREGON, California
My commission expires: 3/2/92

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:

Rotherham
4241 Hwy 101 North Sp 46
Crescent City, CA 95531



OFFICIAL SEAL
JEANNE PUGET
NOTARY PUBLIC - CALIFORNIA
DEL NORTE COUNTY
My Comm. Expires March 2, 1992

Tranah
5038 Shasta Way 2433 Orchard
Klamath Falls, OR 97603

Tranah
above address

Until a change is requested all tax statements shall be sent to the following address:
Tranah
above address
previously instructed

STATE OF OREGON,
County of Klamath

I certify that the within instrument was received for record on the 22nd day of July, 1988, at 3:00 o'clock P.M., and recorded in book M88 on page 11764 or as file/reel number 89580. Record of Deeds of said county.

Witness my hand and seal of County affixed.
Evelyn Biehn
County Clerk
By Pauline Mullendorfer, Deputy
Recording Officer

Fee \$8.00