

89596

## MOUNTAIN TITLE COMPANY

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  
EMERY R. LUFF  
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 15, Block 5, ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM that portion lying within the right of way of Bisbee Street.  
Tax Account No. 3909-10AB-4200



## 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,

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 \$ 25,000.00

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 18th 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)

Carlene M. Raff  
Carlene M. Raff

STATE OF OREGON

County of Baker } ss.  
7-18, 1988

Personally appeared the above named  
CARLENE M. RAFF

and acknowledged the foregoing instrument to be her  
Notary Public for Oregon  
My Commission Expires 12-1-91

NOTARY PUBLIC  
My Commission expires:

CARLENE M. RAFF

1870 Cherry St.

Baker, OR 97814

GRANTOR'S NAME AND ADDRESS

EMERY R. LUFF

3206 Bisbee

Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

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

NAME, ADDRESS, ZIP

STATE OF OREGON, County of

Personally appeared, 19 ss.

each for himself and not one for the other, who, being duly sworn, 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 25th day of July, 1988, at 9:08 o'clock A.M., and recorded in book M88 on page 11786 or as file/reel number 89596  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk  
By Carline Mullins Deputy  
Recording Officer

Fee \$8.00

MOUNTAIN TITLE COMPANY