

89597

MOUNTAIN TITLE COMPANY

MTC-20048P

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

RICHARD G. RAFF

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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**. However, the actual consideration consists of **other property or value given or promised which is part of the consideration (indicate which)**. (The sentence between the brackets, if not applicable, should be deleted. See ORS 39.030.)

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 **1st** day of **July**, 19 **88** 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 ~~WASHINGTON~~ **OREGON** } ss.
County of **KING** }
JULY 18, 19 **88**

Personally appeared the above named **RICHARD G. RAFF**

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: **4-15-92**

RICHARD G. RAFF
25239 129th Ave. S.E.
Kent, WA 98031

GRANTOR'S NAME AND ADDRESS

Emery R. Luff

3206 Bisbee

Klamath Falls, OR 97603

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 _____, 19 _____ ss.

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, } ss.

County of **Klamath**

I certify that the within instrument was received for record on the **25th** day of **July**, 19 **88**, at **9:08** o'clock A.M., and recorded in book **M88** on page **11787** or as file/reel number **89597**. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn

County Clerk

Recording Officer

By **Aneline Muller** Deputy

Fee \$8.00

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