

89738

WARRANTY DEED

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MTC-20121K

KNOW ALL MEN BY THESE PRESENTS, That

JONATHAN BABCOCK and JODDI-JAY BABCOCK, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

JOHN L. LUNDBERG

hereinafter called

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:

All that part of Lots 789 and 790 of Block 105 of MILLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at a point 33½ feet East of the Southwest corner of Lot 790, Block 105, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, thence Easterly along the Southerly line of Lots 790 and 789, said Block 105, 33 feet, 3 inches; thence Northerly and parallel to East Main Street, 120 feet; thence Westerly along the Northerly line of said Lots 789 and 790, 33 feet, 3 inches; thence Southerly 120 feet to the place of beginning.

Klamath County Tax Account #3800-3378-5800

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 all those of record and those 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 \$ 15,850.00

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 27th 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)

JONATHAN BABCOCK

JODDI-JAY BABCOCK

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

STATE OF OREGON, \_\_\_\_\_ ) ss.

County of Klamath

July 27, 1988

Personally appeared the above named  
JONATHAN BABCOCK and JODDI-JAY  
BABCOCK

and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires: 11/16/91

Notary Public for Oregon

My commission expires:

(OFFICIAL  
SEAL)

JONATHAN BABCOCK and JODDI-JAY BABCOCK  
6510 Sage Way  
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

JOHN L. LUNDBERG  
P.O. Box 7448  
Klamath Falls, OR 97602

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, \_\_\_\_\_ ) ss.

County of Klamath

I certify that the within instru-  
ment was received for record on the  
27th day of July, 1988,  
at 2:55 o'clock P.M., and recorded  
in book M88 on page 11992 or as  
file/rec'd number 89738.

Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Evelyn Biehn County Clerk  
Recording Officer

By *Debra M. Mueland* Deputy

Fee \$8.00