

89790

WARRANTY DEED

Vol. 788 Page 12078

KNOW ALL MEN BY THESE PRESENTS, That MICHAEL C. JORDAN and ELIZABETH A. JORDAN, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DALE W. HARPER and CATHY J. HARPER, 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 9, Block 3 and Lot 4, Block 1, RIVER RANCH ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Tax Account #3910-21DD-0300 and #3910-21DD-0100.

SUBJECT TO: Trust Deed, including the terms and provisions thereof, dated July 15, 1983, and recorded July 15, 1983, in Volume M83, page 11300, Microfilm Records of Klamath County, Oregon, in favor of Klamath First Federal Savings and Loan Association, as Beneficiary, which the above named Grantees do not agree to assume nor pay and the above named Grantors shall hold the Grantees harmless therefrom.

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 \$ 95,000.00

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 28th 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)

MICHAEL C. JORDAN

ELIZABETH A. JORDAN

STATE OF OREGON

County of Klamath

July 28

1988

STATE OF OREGON, County of

19

Personally appeared

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

Elizabeth A. Jordan for herself and as attorney-in-fact for Michael C. Jordan

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

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.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/91

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

MICHAEL C. JORDAN and ELIZABETH A. JORDAN
4505 Our Place
Paso Robles, CA 93446

GRANTOR'S NAME AND ADDRESS

DALE W. HARPER and CATHY J. HARPER
7625 Lost River Road
Klamath Falls, OR 97603

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,

County of Klamath

I certify that the within instrument was received for record on the 28th day of July, 1988, at 4:06 o'clock P. M., and recorded in book M88 on page 12078 or as file/reel number 89790. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
Recording Officer

By Pauline Mullins Deputy

Fee \$8.00