

MOUNTAIN TITLE COMPANY

89872

WARRANTY DEED MIC 20015-D

Vol. m88

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KNOW ALL MEN BY THESE PRESENTS, That JUNE R. DAVIS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BENJAMIN H. OVERMAN AND BERNADINE J. OVERMAN, husband and wife, 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:

Lot 7 in Block 21 of OREGON SHORES UNIT 2, TRACT 1113, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3507 018DB 02600

**recorded August 1, 1988 as Document M88-12237 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 end 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 \$ 23,000.00. 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 5 day of June 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)



OFFICIAL SEAL
JEANNE NIGH
Notary Public-California
LOS ANGELES COUNTY

My Comm. Exp. 12/13/1989

June R. Davis
June R. Davis

STATE OF CALIFORNIA, California)
County of Los Angeles) ss.
July 5 (5) 1988

STATE OF OREGON, County of) ss.
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Personally appeared the above named
June R. Davis

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 acknowledged the foregoing instrument to be her 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.

Before me:
(OFFICIAL SEAL)
Notary Public for California
My commission expires: August 1, 1989

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Davis
18840 Ventura Blvd #215
Tarzana, CA 91356
GRANTOR'S NAME AND ADDRESS

Overman
1065 Sheffield Place
Thousand Oaks, CA 91360
GRANTEE'S NAME AND ADDRESS

After recording return to:
Overman
1065 Sheffield Place
Thousand Oaks, CA 91360
NAME, ADDRESS, ZIP

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

Overman

above

NAME, ADDRESS, ZIP

STATE OF OREGON.

County of Klamath } ss.

I certify that the within instrument was received for record on the 1st day of Aug. 1988, at 10:00 o'clock A.M., and recorded in book M88 on page 12239 or as file/reel number 89872, Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

Recording Officer

By Pauline Nielsen Deputy

Fee \$8.00

MOUNTAIN TITLE COMPANY