

90005

WARRANTY DEED

Vol. M88 Page 12529

KNOW ALL MEN BY THESE PRESENTS, That CHARLES CORNUTT

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SCOTT T. FARRAR & LINDA L. FARRAR, 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:

The Westerly one-half of Lot 598, Block 103, MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3809-33AC-13600

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,

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 \$ 5,000.00. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 5,000.00.

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 26th 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)

STATE OF OREGON,

County of Jackson

July 26th, 1988

Personally appeared the above named Charles Cornutt

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

(OFFICIAL SEAL)

Before me:

C. T. GOULD
NOTARY PUBLIC - OREGON
My commission expires: 11/1/89

Charles Cornutt

345 N. Second St.

Central Point, OR 97502

GRANTOR'S NAME AND ADDRESS

Scott T. Farrar & Linda L. Farrar

9205 Reader Rd

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 Klamath

ss.

1988

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 the latter is the

secretary of

a corporation,

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 be-

half 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instru-

ment was received for record on the

3rd day of Aug., 1988,

at 2:31 o'clock P.M., and recorded

in book M88 on page 12529 or as

file/reel number 90005,

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

Evelyn Biehn County Clerk

Recording Officer

By Deline Muelens Deputy

Fee \$8.00