

MTC-20152K

WARRANTY DEED

10 6 AM 4 300 88

KNOWN ALL MEN BY THESE PRESENTS, That Christine Thomason, personal representative for the Estate of Clarence W. Erickson, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by George J. Marchart, a single man, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee, his heirs and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to wit:

Lot 26, FRONTIER TRACTS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Tax Account No.: 3606-010CA-02200

SUBJECT TO: Reservations and restrictions contained in Warranty Deed from Frontier Guest Ranch dated March 15, 1957 and recorded December 30, 1957 in Book 296, page 441 Deed Records of Klamath County, Oregon as follows:

"Subject to the reservations that no commercial enterprise shall be operated on the above real property."

To Have and to Hold the above described and granted premises unto the said grantee, his heirs and assigns forever.

And Grantor hereby covenants to and with grantee and his heirs and assigns, that grantor is lawfully seized in fee simple of the above granted premises free from all encumbrances except the reservations and restrictions contained in the Warranty Deed dated March 15, 1957 referred to above and those apparent on the land, 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 EIGHT THOUSAND FIVE HUNDRED AND NO/100 (\$8,500.00) DOLLARS.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

3rd IN WITNESS WHEREOF, the grantor has executed this instrument this day of August, 1988.

Christine Thomason
CHRISTINE THOMASON,
Personal Representative
for the Estate of
CLARENCE W. ERICKSON

STATE OF OREGON)
) ss.
County of Klamath)

August 3, 1988.

Personally appeared the above named Christine Thomason, Personal Rep. of the Estate of Clarence W. Erickson - Redd and acknowledged the foregoing instrument to be her voluntary act and deed.

BEFORE ME:

Kristi L. Redd
NOTARY PUBLIC FOR OREGON
My commission exp: 11/16/91

The Estate of Clarence W. Erickson
439 Pine Street
Klamath Falls, OR 97601
(GRANTOR'S NAME AND ADDRESS)

Mr. George Marchart
Box 68
Harriman Rt.
Klamath Falls, OR 97601
(GRANTEE'S NAME AND ADDRESS)

After recording return to:

George Marchart
Box 68, Harriman Rt.
Klamath Falls, OR 97601

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

George Marchart
Box 68, Harriman Rt.
Klamath Falls, OR 97601

WARRANTY DEED-2 and final.

STATE OF OREGON.
County of Klamath ss.

Filed for record at request of:

Mountain Title Co.
on this 4th day of Aug. A.D., 19 88
at 9:01 o'clock A.M. and duly recorded
in Vol. M88 of Deeds Page 12552

Evelyn Biehn County Clerk

By Debra M. Mulligan

Deputy.

Fee, \$13.00