

MOUNTAIN TITLE COMPANY

90394

WARRANTY DEED

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MTC-20130

LEWIS J. GEORGE AND KATHERINE R.

KNOW ALL MEN BY THESE PRESENTS, That GEORGE, as Trustees of the GEORGE TRUST (A revokable Grantor type trust without set expiration date), Dated: March 20, 1987, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD J. DARST AND ELIZABETH GAYLE DARST, 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 2 of TRACT NO. 1120, SECOND ADDITION TO EAST HILLS ESTATES, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

Account No.: 3909-001AD-01000

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 to the land as of the date of this instrument, 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 \$ 86,000.00. However, the actual consideration, variety of or includes other property or value given or received by the parties (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.) 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 12 day of August, 19 88, 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)

Lewis J. George, Trustee

Katherine R. George, Trustee

STATE OF OREGON,)
County of Klamath) ss.
August 12, 19 88.

STATE OF OREGON, County of) ss.
, 19

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 _____

Personally appeared the above named Lewis J. George and Katherine R. George, individually and as trustees

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.

Before me:

(OFFICIAL SEAL)

Before me: *Fred L. Morgado*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 8-31-91

Notary Public for Oregon
My commission expires:

Lewis J. George
Katherine R. George

GRANTOR'S NAME AND ADDRESS

Richard J. Darst
Elizabeth Gayle Darst

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET

KLAMATH FALLS, OREGON 97603

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

KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OREGON 97603

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 15th day of Aug., 1988, at 4:10 o'clock P.M., and recorded in book M88 on page 13218 or as file/reel number 90394, 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