

MOUNTAIN TITLE COMPANY

50561

WARRANTY DEED

Vol. m88 Page 13485

117C-20212D

KNOW ALL MEN BY THESE PRESENTS, That CLAYCO PETROLEUM CORPORATION, an Oregon Corporation, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LARRY KRONE, 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 12, Block 109, BUENA VISTA 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 029CC 06500

**1984/85 through 1987/88 which the grantee is assuming. Also subject to Trust Deed recorded as M87 Page 11273 which the grantee does not assume or 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 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 covenants, conditions, restrictions, easements those of record and apparent to the land as of the date of this deed and property taxes from** 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 \$ 17,900.00. However, the actual consideration consists of other property, hereditaments, appurtenances, promises, which are not of the consideration hereof. (The sentence between the symbols () if applicable, should be deleted.)

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 17 day of August, 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.

CLAYCO PETROLEUM CORPORATION

(If executed by a corporation, affix corporate seal)

by: Bruce Jay Clayman, President

STATE OF OREGON,)
County of) ss.
(1)

STATE OF OREGON, County of Klamath) ss.

Aug 17, 1988
Personally appeared Bruce Jay Clayman and

Personally appeared the above named

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 Clayco

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

Petroleum Corporation, and that the seal allixed 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 Oregon
My commission expires:

Before me:
Darlene J. Tucker
Notary Public for Oregon
My commission expires: 6-16-92

Clayco
1111 Main Street
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Krone
41299 Paseo Padre Park Way, Apt 130
Fremont, CA 94539

GRANTEE'S NAME AND ADDRESS

After recording, return to:
Krone
above address

NAME, ADDRESS, ZIP

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

Krone
above address

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 19th day of Aug., 1988, at 2:19 o'clock P.M., and recorded in book M88 on page 13485 or as file/reel number 90561, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
Recording Officer
By Pauline Mueller Deputy

Fee \$8.00