90700 WARRANTY DEFO Vol. m88 Page 13760 KNOW ALL MEN BY THESE PRESENTS, That WILLIAM G. PINTO, JR. & NANCY L. PINTO, husbard and wife hereinalter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL ROBERT WELDON , 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, hereditements and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit: Lot 474, Block 114, 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-8500 1 pm SUBJECT TO: Liens and encumbrances of record including Trust Deed in favor of Common-wealth, Inc. recorded in Volume M72, page 4526 and assigned to Federal National Mortgage Association by instrument recorded in Volume M72, page 9276, Microfilm Records of Klamath County, Oregon, which buyer herein agrees to assume and pay in full. MOUNTAIN ITLE COMPANY 1 "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 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 demends of all persons whomsoever, e) cept those claiming under the above described encumbrances The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 17,500.00 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 15th 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. William G. Fint Sh. William G. Pinto, Jr. (If executed by a corporation, affix corporate seal) Nancy L. Pinto STATE OF OREGON, County STATE OF OREGON. 1 54 County of Leschutes august 18, 1955 Perionally approach who being duly sworn ach for himself and not one for the other, did say that the former is the Personally appeared the above named William G. Pinto, Jr. & Nancy L. Pinto ******************************* president and that the latter is the -secretary-ol. and that the seal affixed to the foregoing instrument is the corporate ment to be their and that the seal attixed to the foregoing instrument is included and sealed in be-ball said corporation by authority of its board of directors; and each of them acknowledged said-instrument to be its voluntary act and deed voluntary act and seed Belore me: Belore me: (OFFICIAL = fudiple (OFFICIAL SEAR Notary Public for Oregon My commission expires: 12-9-59 My commission or pites: William G. Pinto Jr. & Nancy L. Pinto STATE OF OREGON. 5705 N. W. Montgomery -ss. Redmond, OR 97756 County of Klamath GRANTOR S NAME AND ADDRESS I certify that the within instru-Michael Robert Weldon ment was received for record on the 2519 BORAK DY Santre Clara CA 95051 25th day of Aug. , 19.88 ... at 11:16 o'clock A. M., and recorded SPATE RESERVED in book M88 on page 13760 or as After reconding return ta: FOR ECORDER'S USE Grantee Record of Deeds of said county. Witness my hand and seal of County affixed. NAME, A ORESS, TIP Until a change is requested all tax statements shall be sent to the failowing address Evelyn Biehn County Clerk Granteee Recording Officer By auline Mullendor Deputy NAME, ADDRESS, TH Fee \$8.00

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