

90890

## MOUNTAIN TITLE COMPANY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

Vol. 788 Page 14102

JAMES E. SMITH

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
 WILBUR F. HUBBARD and JERRI L. HUBBARD, husband and wife  
 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 ap-  
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 37, Block 16, OREGON SHORES SUBDIVISION, TRACT #1053, according to the official  
 plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH a 1978 SKYLINE Mobile Home, 2U, Oregon License #X148418, Serial #01910405L,  
 which is firmly affixed to the real property described above.

Klamath County Tax Account #3507-006DB-05800 and #M148418.

SUBJECT TO: Trust Deed, dated October 14, 1987, and recorded October 27, 1987, in Volume  
 M87, page 19499, Microfilm Records of Klamath County, Oregon, in favor of Lee M. Burnett  
 and Eleanor B. Burnett, husband and wife, as Beneficiary, which the Grantees named herein  
 agree to assume and pay.

"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 all  
 those of record and those 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 \$ 34,000.00.  
 However, the actual consideration consists of or includes other property or value given or promised which is

part of the consideration (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 25th 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.

(If executed by a corporation,  
 affix corporate seal)

*James E. Smith*  
 JAMES E. SMITH

STATE OF ~~OREGON~~ NEVADA

County of Washoe } ss.  
 August 25, 19 88

Personally appeared the above named

JAMES E. SMITH

and acknowledged the foregoing instru-  
 ment to be his voluntary act and deed.

(OFFICIAL

*Lothaine K. McGarry*  
 LOTHAINE K. MCGARRY  
 Notary Public - State of Nevada  
 11-26-89

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
 \_\_\_\_\_, 19 \_\_\_\_\_

Personally appeared \_\_\_\_\_ and

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 \_\_\_\_\_

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.

Notary Public for Oregon  
 My commission expires: \_\_\_\_\_

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-  
 ment was received for record on the  
 30th day of Aug., 19 88,  
 at 4:15 o'clock p.m., and recorded  
 in book M88 on page 14102 or as  
 file/reel number 90890.

Record of Deeds of said county.  
 Witness my hand and seal of  
 County affixed.

Evelyn Biehn County Clerk  
 Recording Officer

By *Debbie M. Hillendau* Deputy

Fee \$8.00

MOUNTAIN TITLE COMPANY