

MTC #1396-1484

OK

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WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That HENRY T. HOLMAN & PATRICIA R. HOLMAN, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SUSAN P. SPRATT 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 15, Block 5, MOUNTAIN LAKES HOMESITES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 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 \$3,000.00. However, the actual consideration consists of or includes other property or value given by the grantee as part of the consideration (indicate within). The sentence between the brackets is not to be included in the deed.

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 11th 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.

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.

STATE OF OREGON,

County of Klamath } ss.
August 17, 1988.

Personally appeared, the above named

Henry T. Holman and

Patricia R. Holman

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/13/89

Henry T. Holman

Henry T. Holman

Patricia R. Holman

STATE OF OREGON, County of _____) ss.

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 _____

_____ a corporation, 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)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

Henry T. Holman & Patricia R. Holman

GRANTOR'S NAME AND ADDRESS

Susan P. Spratt

3560 La Mata Way

Palo Alto, Calif. 94306

GRANTEE'S NAME AND ADDRESS

After recording return to:

Susan P. Spratt

as above

NAME, ADDRESS, ZIP

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

Susan P. Spratt

as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 31st day of Aug., 1988 at 12:33 o'clock P.M., and recorded in book/reel/volume No. M88 on page 14151 or as fee/file/instrument/microfilm/reception No. 90919, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn

County Clerk

NAME

TITLE

By Pauline M. Mendenhall Deputy

Fee \$8.00

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