

91685

MOUNTAIN TITLE COMPANY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

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MARK E. COLEMAN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN H. SMITH and BERTHA G. SMITH, 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 33 and 34 of RIVER'S BEND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Tax Account #3507-020BC-00900 and #3507-020BC-01000.

SUBJECT TO: Trust Deed recorded July 31, 1975, in Volume M75, page 8803, Microfilm Record of Klamath County, Oregon, in favor of Klamath First Federal Savings and Loan Association, as Beneficiary which the Grantees named herein do not agree to assume or pay and the Grantor will hold Grantees harmless therefrom; and Real Estate Contract recorded July 26, 1982, recorded in Volume M82, page 9535, Microfilm Records of Klamath County, Oregon, between Charles S. & Josephine E. Snyder, husband and wife, as Vendee and Brian R. & Alan H. Ritchey, who subsequently assigned to Mark E. Coleman as Vendee which the Grantee named herein agrees to assume and pay said Real Estate Contract.

"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

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 \$ 64,000.00

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 September, 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)

Mark E. Coleman
MARK E. COLEMAN

STATE OF OREGON

County of Klamath } ss.
September 15, 1988

Personally appeared the above-named
MARK E. COLEMAN

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

Before me:
Notary Public for Oregon
My commission expires: 11/16/91

(OFFICIAL SEAL)

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 _____

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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

MARK E. COLEMAN

2552 Monte Verde Way
Sparks, NV 89431

GRANTOR'S NAME AND ADDRESS
JOHN H. SMITH and BERTHA G. SMITH
HC 30 Box 78B
Chiloquin, OR 97624

After recording return to:

MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY
407 Main Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 20th day of Sept., 1988, at 3:36 o'clock P.M., and recorded in book M88 on page 15576 or as file/reel number 91685.

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

MOUNTAIN TITLE COMPANY