MOUNTAIN TITLE COMPANY

91775

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That THOMAS C. WILBERN & BETH C. WILBERN, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CARL ULLMAN & REBECCA H. ULLMAN, 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 13, Block 2, TRACT 1091, LYNNEWOOD, in 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 3808-025DD-01600

'88 SEP 22 PM 3 19

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 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 $95,000.00 ①However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which) [illegible]

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 14th day of September, 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.

(If executed by a corporation, affix corporate seal)

OFFICIAL SEAL
DAVID G. MITCHELL
Notary Public-California
SAN BERNARDINO COUNTY
My Comm. Exp. Oct. 12, 1991

Thomas C. Wilbern
Thomas C. Wilbern

Beth C. Wilbern
Beth C. Wilbern

STATE OF ~~XXXXXX~~ California)
County of ~~XXXXXXXXX~~ Los Angeles)ss.
September 14, 19 88

Personally appeared the above named Thomas C. Wilbern & Beth C. Wilbern and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
(OFFICIAL SEAL)
Notary Public for ~~Oregon~~ California
My commission expires: Oct. 12, 1991

~~STATE OF XXXXXX California~~ County of Los Angeles)ss.
~~, 19~~ September 21, 1988

~~Personally appeared THOMAS C. WILBERN and BETH C. WILBERN 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:~~

Wilbern c/o KFF
see Below
GRANTOR'S NAME AND ADDRESS

Ullman
1218 Buck Island Dr.
Klamath Falls OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath First Federal S&L
540 Main St
Klamath Falls OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
same as above
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 22nd day of Sept., 19 88, at 3:19 o'clock P.M., and recorded in book M88 on page 15741 or as file/reel number 91775, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Muelendorf Deputy

Fee $8.00

MOUNTAIN TITLE COMPANY