91891 ARRANTY DEED 15973 1091 MTC-20214K KNOW ALL MEN BY THESE PRESENTS, That Vol. m88 Page PAUL A. FLUKE and DAWNA F. FLUKE, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARGARET A. COATES ..., 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 8, Block 8, TRACT 1037, FIFTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Klamath County Tax Account #3909-012CA 04400 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 Figrantor 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 regrantor 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. E. SAMAMANANY NYAA XAMININ'N MADAMANANY XAANANY NA NA NA NA NA NA NA NA MADANA NA MANANY NA MANANY NA NA MANANY NA In construing this deed and where the context so requires, the singular includes the plural and all grammatical 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. AUL A. FLUKE (If executed by a corporation affix corporate seal) awna FLUKE STATE OF OREGON STATE OF OREGON, County County of Klamath , 19 September 26 Personally appeared 19 88who, being duly sworn. ly eppeared the above named FLUKE and DAWNAF. FLUKE each for himself and not one for the other, did say that the former is the Personally PAUL A president and that the latter is the secretary of 0 Wand ackfowledged the toregoing instrua corporation. and that the seal allixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in betheir ... voluntary act and deed. ment to be .. fail of said corporation by authority of its board of directors; and each of hem acknowledged said instrument to be its voluntary act and deed. Belore me: (OFFICIAL (OFFICIAL SEAL) SEAL) Notary Public for Oregon Notary Public for Oregon ς, My commission expires: / My commission expires: PAUL A. FLUKE and DAWNA F. FLUKE STATE OF OREGON, 2330 Linda Vista Drive Klamath Falls, OR 97601 County of ... Klamath ... I certify that the within instru-MARGARET A. COATES ment was received for record on the Rt. 4 Box 575-10 26th day of Sept., 19.88., Astoria, OR 97103 at. 3:05 o'clock P.M., and recorded NTEE'S NAME AND ADDRESS SPACE RESERVED in book ... M88 ... on page 15973 or as After recording return to: FOR file/reel number 91891 RECORDER'S USE SAME AS GRANTEE Record of Deeds of said county. Witness my hand and seal of County affixed. NAME, ADDRESS, ZIP Until a change is requested all tax statements shall be sent to the following address. Evelyn Biehn, County Clerk SAME AS GRANTEE **Recording Officer** B Pauline Muelenslave Deputy Fee \$8.00 NAME, ADDRESS, ZIP