

91896

MOUNTAIN TITLE COMPANY

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That
HESTER J. MELLINGER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CLARENCE D. GRISEL and JUDY K. GRISEL, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lots 1, 2 and the East 25 feet of Lot 3, Block 32, GRANDVIEW ADDITION TO BONANZA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH 1974 Silvercrest Mobile Home, License #X151973, which is firmly affixed to the real property described herein. Klamath County Tax Account #3911-010BC-01200 and #M151973.

SUBJECT TO: Trust Deed, including the terms and provisions thereof, dated August 11, 1987, and recorded August 21, 1987, in Volume M87, Page 15141, Microfilm Records of Klamath County, Oregon, in favor of South Valley State Bank, as Beneficiary which the above named Grantees do not agree to assume nor pay and the Grantors named herein agree to hold the Grantees harmless therefrom.

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 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 \$ 25,900.00

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 24 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.

Hester J. Mellinger
HESTER J. MELLINGER

(If executed by a corporation, affix corporate seal)

STATE OF ~~CALIFORNIA~~ CALIFORNIA)
County of LASSEN) ss.
September 24, 19 88.

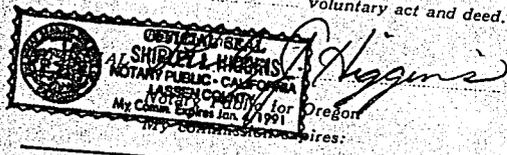
STATE OF OREGON, County of _____) ss.
_____, 19 _____

Personally appeared the above named
HESTER J. MELLINGER

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

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)

HESTER J. MELLINGER
555 N. Roop St.
Susanville, CA

CLARENCE D. GRISEL and JUDY K. GRISEL
General Deliver
Bonanza, OR 97623

STATE OF OREGON, }
County of Klamath } ss.

I certify that the within instrument was received for record on the 26th day of Sept., 1988, at 3:05 o'clock P.M., and recorded in book M88 on page 15982 or as file/reel number 91896. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By *Carlene Muelenbore* Deputy

After recording return to:
SAME AS GRANTEE

SPACE RESERVED FOR RECORDER'S USE

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

Fee \$8.00