

92649

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That DELBERT BLACK & MARY BLACK, also known as Mary E. Black, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BETTY MOLDENHAUER, 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 6 and the West 12 feet of Lot 5 in Block 28, FIFTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 4008-6BB-2300

## 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 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 \$ 29,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (includes which) of the above described premises, but no portion thereof shall be deleted for the purpose of 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 14 day of October, 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)

Delbert Black  
Delbert Black

Mary Black  
Mary Black  
STATE OF OREGON, County of \_\_\_\_\_, 19\_\_\_\_.

STATE OF OREGON, } ss.  
County of Klamath }  
10/14, 1988

Personally appeared the above named  
Delbert Black & Mary Black

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

Notary Public for Oregon  
My commission expires: 8/16/92

Delbert Black & Mary Black  
5519 Miller Ave.  
Klamath Falls OR 97603  
GRANTOR'S NAME AND ADDRESS

Betty Moldenhauer  
515 N.E. 8th St.  
Grants Pass OR 97526  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
GRANTEE

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

GRANTEE  
NAME, ADDRESS, ZIP

Notary Public for Oregon  
My commission expires:

STATE OF OREGON, } ss.  
County of Klamath

I certify that the within instrument was received for record on the 14th day of Oct., 1988, at 11:38 o'clock A.M., and recorded in book M88 on page 17299 or as file/reel number 92649.

Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
B. Darlene Mullen, Deputy

Fee \$8.00