

92687

MOUNTAIN TITLE COMPANY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

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CATHERINE M. McCLURE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRED W. JACKSON AND ROSE JACKSON, 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:

Lots 1 and 9 in Block 2 of RIVER RANCH ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No 3910 022CC-00600
3910 022CC 00500

***Trust Deed in favor of Klamath First Federal Savings & Loan recorded December 1, 1976 in Volume M76 Page 19306 which the herein grantee assume and agrees to pay.

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, together with*** 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 \$ 82,500.00

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 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)

Catherine M. McClure
Catherine M. McClure

STATE OF OREGON,

County of Klamath } ss.
October 14, 1988

Personally appeared the above named

Catherine M. McClure

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

Before me
Notary Public for Oregon
My commission expires: 6/16/92

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.

Before me:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

McClure

5503 Brentwood Dr
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS

Jackson
7654 Lost River Road
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:

Jackson
above address

NAME, ADDRESS, ZIP

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

Klamath First Federal
2943 South Sixth
Klamath Falls, OR 97603
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 14th day of Oct, 1988, at 3:07 o'clock P.M., and recorded in book M88 on page 17352 or as file/reel number 92687.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Mullinslow Deputy

Fee \$8.00

MOUNTAIN TITLE COMPANY