

93847

MTC-2025K

MOUNTAIN TITLE COMPANY

WARRANTY DEED

Vol. m88 Page 19232

KNOW ALL MEN BY THESE PRESENTS, That

STANLEY M. DOWNS and C. ELOISE DOWNS, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
FRED DEL PRINO and CHARLOTTE DEL PRINO, 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 13, 14, 15, 16, 17 and 18, Block 1, ORIGINAL TOWN OF CHILOQUIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Tax Account #3407-034DC-04500, #3407-034DC-4600, and #3407-034DC-4700.

SUBJECT TO: Mortgage, recorded in Volume M75, page 16140, Microfilm Records of Klamath County, Oregon, in favor of First Federal Savings & Loan Association of Klamath Falls; Mortgage, recorded in Volume M76, page 14580, Microfilm Records of Klamath County, Oregon, in favor of First Federal Savings and Loan Association of Klamath Falls; and Mortgage, recorded in Volume M78, page 10431, Microfilm Records of Klamath County, Oregon, in favor of Klamath First Federal Savings & Loan Association, which the above named Grantees agree to assume and pay in full all of the above described Mortgages.
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 \$ 284,000.00

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 14th day of November, 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)

STATE OF OREGON,

County of Klamath
November 14th, 1988

ss.

Personally appeared the above named
STANLEY M. DOWNS and C. ELOISE DOWNS

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/13/89

STANLEY M. DOWNS

C. ELOISE DOWNS

STATE OF OREGON, County of

ss.

Personally appeared

and

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)

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 14th day of November, 1988, at 4:14 o'clock P.M., and recorded in book M88 on page 19232 or as file/reel number 93847
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Muller, Deputy

Fee \$8.00

STANLEY M. DOWNS and C. ELOISE DOWNS
P.O. Box 333
Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

FRED DEL PRINO and CHARLOTTE DEL PRINO
8063B Lampson
Garden Grove, CA 92641

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY