94006 MTC-20615 P

WARRANTY DEED

Vol. M88 Page 19510

KNOW ALL MEN BY THESE PRESENTS, That CHARLES W. COURTOIS & ALICE F. COURTOIS husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DELBERT E. CASE, JR. & RENE A. CASE, 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:

Beginning at a point on the West line of the Dalles-California Highway, which is South 1991.75 feet and 30 feet West from the Northeast corner of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence West 495.94 feet; thence South 269.1 feet; thence North 88 degrees 43' East 496.0 feet, more or less, to said West line of the Dalles-California Highway; thence North 257.9 feet to the point of beginning, being in the Southeast quarter of the Northeast quarter of said Section, in the County of Klamath, State of Oregon.

Tax Account No. 3909-25A0-4400

'88 NOV 19 AM 8 44

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 $56,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the consideration (indicate which).~~ (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

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 16 day of November, 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.

(If executed by a corporation, affix corporate seal)

Charles W Courtois
Charles W. Courtois

Alice F. Courtois
Alice F. Courtois

STATE OF ~~OREGON~~, Arizona
County of Maricopa } ss.
November 16, 19 88

Personally appeared the above named Charles W. Courtois & Alice F. Courtois and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
Mary Anne Hulsey
(OFFICIAL SEAL)
Notary Public for ~~Oregon~~ Arizona
My commission expires: My Commission Expires Apr. 16, 1991

~~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 ..... a corporation, 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:~~

Mary Anne Hulsey (OFFICIAL SEAL)
My Commission Expires Apr. 16, 1991

Charles W. & Alice F. Courtois
3524 W Dunlap #130
Phoenix AZ 85051
GRANTOR'S NAME AND ADDRESS

Delbert E. Case Jr. & Rene A. Case
8444 Hwy 39
Klamath Falls OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:
Grantee
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Grantee
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 18th day of Nov., 19 88, at 9:44 o'clock A.M., and recorded in book M88 on page 19510 or as file/reel number 94006, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Muellendore Deputy

Fee $8.00