

94468

MOUNTAIN TITLE COMPANY

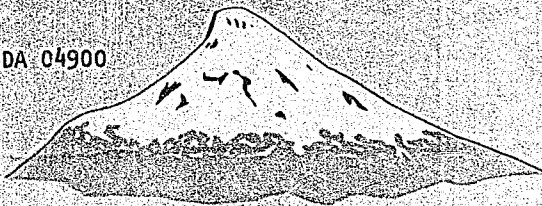
WARRANTY DEED

Vol. xxx Page 20416

MT-20663 D
KNOW ALL MEN BY THESE PRESENTS, That MICKEY M. FRANKLIN, a single man

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Herbert R. Lindsay and Donna L. Lindsay, as tenants by the entirety, 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 52 in Block 24 of OREGON SHORES SUBDIVISION UNIT 2, TRACT NO. 1113 according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3507 018DA 04900



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"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.

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 \$ 13,000.00

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 17 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.

Mickey M. Franklin
Mickey M. Franklin

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON, ARIZONA } ss.
County of YAVAPAI }
11-18, 1988

Personally appeared the above named
Mickey M. FRANKLIN

BEFORE me, and acknowledged the foregoing instrument to be his voluntary act and deed.

Notary Public for Oregon
My commission expires: March 31, 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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

Franklin
85 Montezuma Trail
Sedona, AZ 86336

Lindsay
22937 Wyandotte
Caroga Park CA 91307

After recording return to:
Lindsay
above address

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 1st day of Dec., 1988, at 12:45 o'clock P.M., and recorded in book M88 on page 20416 or as file/reel number 94468. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By *Pauline Mullins* Deputy

Fee \$8.00

MOUNTAIN TITLE COMPANY