

96770

## MOUNTAIN TITLE COMPANY

WARRANTY DEED

Vol. m89 Page 2278

KNOW ALL MEN BY THESE PRESENTS, That DONALD LEE JARED AND LAURA MARIE JARED, husband and wife, and STEVEN JOHN PETTIT hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

TERESA M. ANDERSON, 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 9 in Block 110 of BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM THE WESTERLY 55 FEET THEREOF.

Account No. 1-3809-29CC-4900

## 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 to the land as of the date of this instrument

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 \$37,800.00. (Indicate which) (The sentence between the symbols @, 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 \_\_\_\_\_ day of January, 1989; 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)

Steven John Pettit  
STATE OF OREGON, Nevada } ss.  
County of Washoe  
January 31, 1989

Personally appeared the above named  
DONALD LEE JARED AND LAURA MARIE JARED

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public

My commission expires:

SHERIE SHERMAN

Notary Public - State of Nevada

Appointment Recorded in Washoe County

MY APPOINTMENT EXPIRES DEC 29, 1990

Notary Public for Oregon

My commission expires:

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)

STATE OF OREGON,

County of \_\_\_\_\_ } ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,

at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as

file/reel number \_\_\_\_\_

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

GRANTOR'S NAME AND ADDRESS

Teresa M. Anderson  
1130 California Ave  
Klamath Falls OR 97601

GRANTEE'S NAME AND ADDRESS

Klamath First Federal Str  
540 Main St  
Klamath Falls OR 97601

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

MOUNTAIN TITLE COMPANY

STATE OF OREGON,

County of Klamath } ss.

FORM NO. 23 — ACKNOWLEDGMENT  
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 3rd day of February, 1989,  
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within  
named STEVEN JOHN PETTIT

known to me to be the identical individual described in and who executed the within instrument and  
acknowledged to me that HE executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed  
my official seal the day and year last above written.

Drake B. Chandler  
Notary Public for Oregon.

My Commission expires 7-6-90

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 3rd day  
of Feb. A.D., 19 89 at 3:04 o'clock PM., and duly recorded in Vol. M89,  
of Deeds on Page 2278

FEE \$13.00

Evelyn Biehn

County Clerk

By Pauline Miller