

MOUNTAIN TITLE COMPANY

97840

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

TIMOTHY J. PRINDIVILLE and SIGNE D. PRINDIVILLE, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FAYE M. BRATTAIN

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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 8 in Block 41 of HOT SPRINGS 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.

Klamath County Tax Account #3809-028CD-09000.

SUBJECT TO: Mortgage dated April 21, 1978, recorded April 21, 1978, in Volume M78, page 7870, Microfilm Records of Klamath County, Oregon, in favor of State of Oregon, represented and acting by the Director of Veterans' Affairs, which the Grantee named above agrees to assume and pay in full.

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 and 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 \$ 45,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole/ part of the consideration (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 7 day of March, 19 89; 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.

TIMOTHY J. PRINDIVILLE

SIGNE D. PRINDIVILLE

STATE OF OREGON,
County of Klamath) ss.
March 7, 19 89

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 _____

Personally appeared the above named
TIMOTHY J. PRINDIVILLE and SIGNE D.
PRINDIVILLE

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

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.

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 11/16/91

Before me:
Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

TIMOTHY J. & SIGNE D. PRINDIVILLE

1944 Auburn
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

FAYE M. BRATTAIN

1944 Auburn

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

SAME AS GRANTEE

NAME, ADDRESS, ZIP

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 8th day of March, 19 89,

at 3:29 o'clock P M. and recorded in book M89 on page 4002 or as file/reel number 97840.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Debra M. Mendenhall Deputy

Fee \$8.00

MOUNTAIN TITLE COMPANY