

MOUNTAIN TITLE COMPANY

97942

WARRANTY DEED

Vol. M89 Page 4168

KNOW ALL MEN BY THESE PRESENTS, That BILLY L. WIRCH & NANCY L. WIRCH, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERTO DAVILA & SYLVIA DAVILA, as tenants by the entirety 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 6 WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon EXCEPTING THEREFROM the Northwesterly 17.9 thereof

Tax Account No 3909 001BA 00700

***of Oregon, represented and acting by the Director of Veterans' Affairs recorded as M78 Page 21435 which the herein grantees assume and agree to pay.

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 covenants, conditions, restrictions, easements, those of record and apparent to the land as of the date of this deed. Together with a mortgage in favor of State *** 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 \$ 67,000.00

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 4 day of March, 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)

Billy L. Wirch
Billy L. Wirch

Nancy L. Wirch
Nancy L. Wirch

STATE OF OREGON,
County of Klamath } ss.
March 4, 1989

STATE OF OREGON, County of Jackson } ss.
Mar 29, 1991

Personally appeared the above named
Billy L. Wirch and Nancy L. Wirch

Personally appeared *Billy L. and Nancy L. Wirch* 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 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 be-
half 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)

Edna G. Brown
Notary Public for Oregon
My commission expires: 11-29-91

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Wirch
2327 Derry Ct
Medford, OR 97504

GRANTOR'S NAME AND ADDRESS

Davila
1814 Carlson Dr
Klamath Falls, Or 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:
Davila
above address

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Department of Veterans' Affairs
previously instructed

NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instru-
ment was received for record on the
10th day of March, 1989,
at 3:07 o'clock P.M., and recorded
in book M89 on page 4168 or as
file/reel number 97942
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

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