

2483

MTC-217350

MOUNTAIN TITLE COMPANY
ARRAINTY DEEDVol. m89 Page 12676

AS TENANTS IN COMMON

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM F.B. MORRIS & CATHY M. MORRIS,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PATRICIA M. MROCZKOWSKI, hereinafter called 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:

The S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 8, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 4012 00000 02100
4012 00000 02200

**and Suzanne M. Cogley recorded April 30, 1982 at M82, page 5317 which the grantee DOES ASSUME AND AGREE TO PAY W.F.B. Morris.

GRANTOR ACKNOWLEDGES NO EASEMENTS PASSING ACROSS THIS LAND

"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 grantee and his heirs, successors and assigns forever. And said grantor hereby covenants to defend, defend and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the grantor shall free from all encumbrances except covenants, conditions, restrictions, easements, liens, mortgages, taxes, assessments, record and apparent to the land as of the date of this deed. Subject to a trust deed in favor of Lloyd D. Cogley ** 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 \$ 54,000.00.
~~THE GRANTOR HEREBY CERTIFIES THAT THE ABOVE DESCRIBED PROPERTY IS NOT SUBJECT TO ANY EASEMENTS, LIENS, MORTGAGES, TAXES, ASSESSMENTS, RECORD AND APPARENT TO THE LAND AS OF THE DATE OF THIS DEED. THE GRANTOR HEREBY CERTIFIES THAT THE ABOVE DESCRIBED PROPERTY IS NOT SUBJECT TO ANY EASEMENTS, LIENS, MORTGAGES, TAXES, ASSESSMENTS, RECORD AND APPARENT TO THE LAND AS OF THE DATE OF THIS DEED.~~

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 6 day of July, 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.

William F. B. Morris
Cathy M. Morris

STATE OF OREGON,

County of Klamath)
July 6, 19 89) ss.

Personally appeared the above named

William F. B. Morris & Cathy M. Morris

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

Before me:
(OFFICIAL SEAL) Pauline Mullins
Notary Public for Oregon
My commission expires: 6/16/92

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:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 11th day of July, 19 89, at 3:54 o'clock P.M., and recorded in book M89 on page 12676 or as file/reel number 2483.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

Pauline Mullins Deputy

Fee \$8.00

Morris	9775 Ingley Ln
Klamath Falls OR 97601	
Mroczkowski	422 Box 1864
Klamath Falls OR 97601	
After recording return to:	
Mroczkowski	
ibnlw	
NAME, ADDRESS, ZIP	
Use a change in requested all tax statements shall be sent to the following address:	
Mroczkowski	
ibnlw	
NAME, ADDRESS, ZIP	

SPACE RESERVED
FOR
RECORDER'S USE