

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

GLORIA A. BLACK who took title as GLORIA A. COMFORT hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JEFFREY D. MUELLER and NANCY A. HENSON, not as tenants in common, but with the right, 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: Tract 78 of PLEASANT HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH a 1966 CHAMPN Mobile Home, Oregon License #X110233 which is situate on the real property described herein. Klamath County Tax Account #3909-Q02BA-06000 and #M110233. Together with delinquent real property taxes 1985-1986 through 1989-1990 years SUBJECT TO: Real Estate Contract, including the terms and provisions thereof, dated July 7, 1977, and recorded July 3, 1977, in Volume M77, page 12039, Microfilm Records of Klamath County, Oregon, in favor of Sylvia M. Stroud aka Sylvia Stroud Johnson who subsequently assigned her interest to Metropolitan Mortgage & Securities Co., Inc. dba Metropolitan Financial Services, as Vendor, which Grantee herein agrees to assume & 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 as of the date of this deed 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 \$ 16,931.58. 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 18 day of November, 19 89. if a corporation, its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.



X Gloria Ann Comfort Black
GLORIA A. BLACK

STATE OF OREGON
County of Klamath
November 18, 19 89

STATE OF OREGON, County of _____ ss.
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.

Personally appeared the above named _____
GLORIA A. BLACK

Before me: _____ (OFFICIAL SEAL)

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

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

Before me: [Signature]
(OFFICIAL SEAL) Notary Public for OREGON California
My commission expires: 10/2/92

GLORIA A. COMFORT aka GLORIA A. BLACK	
150 Caldecott Ln. Apt. 208	
Oakland, CA 94618	
GRANTOR(S) NAME AND ADDRESS	
JEFFREY D. MUELLER and NANCY A. HENSON	
P.O. Box 722	
Chiloquin, OR 97624	
GRANTEE(S) NAME AND ADDRESS	
MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY	
222 S. Sixth Street	
Klamath Falls, OR 97601	
NAME, ADDRESS, ZIP	
[] (Indicate a change is requested and tax statements shall be sent by the following)	
SAME AS GRANTEE	
NAME, ADDRESS, ZIP	

STATE OF OREGON, ss.	
County of <u>Klamath</u>	
I certify that the within instrument was received for record on the <u>20th</u> day of <u>Nov.</u> , 19 <u>89</u> at <u>12:54 o'clock P. M.</u> , and recorded in book <u>M89</u> on page <u>22425</u> or as file/reel number <u>8095</u> .	
Record of Deeds of said county.	
Witness my hand and seal of County affixed.	
<u>Evelyn Biehn, County Clerk</u> Recording Officer	
<u>B. O. [Signature]</u> Deputy	
Fee \$8.00	

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY