

12275

MJC 23/26-K

WARRANTY DEED

Vol. m9d Page 4605

KNOW ALL MEN BY THESE PRESENTS, That
THOMAS C. DICKERT

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called BARBARA J. MORRIS, 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:

Lot 12 and the North $\frac{1}{2}$ of Lot 11, Block 14, CHELSEA 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 #3809-019AD-00500.

SUBJECT TO: Sewer Improvement lien in favor of the City of Klamath Falls (amount unknown), which the above named Grantee hereby 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 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 \$ 16,000.00

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 5th day of March, 1990; 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.

Thomas C. Dickert

STATE OF OREGON,
County of Klamath ss.
March 5, 1990

Personally appeared the above named
THOMAS C. DICKERT

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

(OFFICIAL
SEAL)

Before me:

Kristen G. Redd
Notary Public for Oregon
My commission expires: 11/16/91

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)

THOMAS C. DICKERT
P.O. Box 966
Klamath Falls, OR 97601
(GRANTOR'S NAME AND ADDRESS)

BARBARA J. MORRIS
204 Coli St.
Klamath Falls, OR 97601
(GRANTEE'S NAME AND ADDRESS)

AS RECEIVED RETURN TO
SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

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 13th
day of March, 1990,
at 9:57 o'clock AM., and recorded
in book M90 on page 4605 or as
file/reel number 12275
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
By *Pauline Muelender* Deputy

Fee \$28.00

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY