TITLE COMPANY MOU Vol.mgo_Page= WARRANTY DEED mrc 23384-K KNOW ALL MEN BY THESE PRESENTS, That ____ 13946 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by , 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 apper-Lot 7 in Block 42 of BUENA VISTA ADDITION to the City of Klamath Falls, according taining, situated in the County of _____Klamath_____ to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Klamath County Tax Account #3809-030AB-04500. SUBJECT TO: Real Estate Contract dated September 25, 1985, and recorded October 2, 1985, in Volume M85, page 16030, Microfilm Records of Klamath County, Oregon, between The State of Oregon, by and through the Director of Veterans' Affairs, as Vendor and Howard S. Condley Sr. and Dixie Rae Condley, husband and wife, as Vendee who subse-Howard S. Condley Sr. and Dixie Rae Condley, husband and wife, as Vendee who subsequently assigned their interests to Richard M. Cloud and Vanessa L. Cloud, husband "This instrument will hat allow as 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 5 check with the appropriate city or county planning department to verify approved uses." c i To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. H 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 5 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 \$ -72,500.00THE REAL PRODUCTION OF THE REAL AND THE REAL MOUNTAIN THEE 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 2310 day of ______, in the provided of the provided NEX YORS XBACKAX MOUNTAIN TITLE COMPANY if a corporate grantor, it has caused its name to be signed and feal affixed by its officers, duly authorized thereto by order of its hoard of directors order of its board of directors. VANESSA L. CLOUD) ss. STATE OF OREGON, County of ____ , 19 . and STATE OF OREGON, County of Klamath SS. Personally appeared who, being duly sworn, each for himself and not one for the other, did say that the former is the April 23 president and that the latter is the Personally appeared the above named_ _secretary of_ , a corporation, and that the seal affixed to the foregoing instrument is the corporate VANESSA L. CLOUD seal of said corporation and that said instrument was signed and sealed and acknowledged the foregoing instrument in behalf of said corporation by authority of its board of directors; and Mer. (S voluntary act and deed. each of them acknowledged said instrument to be its voluntary act and to be (OFFICIAL døed. SEAL) Before me: Notary Public for Oregon (OFFICIAL Notary Public for Oregon My commission expires: My commission expires: 11/16/91 SEAL) STATE OF OREGON, ss. VANESSA L. CLOUD Klamath County of ____ I certify that the within instrument was 4308 Arthyr alls, Or received for record on the ____24th (amath) April___, 19 90 day of ____ at9:37 o'clock A M., and recorded TAMARA L. NICHOLS in book <u>M90</u> on page7584 or as 703 Front St. SPACE RESERVED OR 97601 13946 Klamath Falls. file/reel number ____ GRANTEE'S NAME AND ADDRESS Record of Deeds of said county. HOR Witness my hand and seal of County RECORDER'S USI SAME AS GRANTEE affixed. Evelyn Biehn, County Clerk NAME, ADDRESS, ZIP Until a change is requested all tax statements shall be sent to the following address Recording Officer By Pauline Mullinders Deputy SAME AS GRANTEE Fee \$28.00 NAME, ADDRESS, ZIP MOUNTAIN TITLE COMPANY

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