MOUNTAIN TITLE COMPANY

18510 MTC 23961DT WARRANTY DEED Vol. M90 Page 15630

KNOW ALL MEN BY THESE PRESENTS, That Kenneth H. Kinsman

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, *hereinafter called* Janice C. Wohrman *the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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 South 51 feet of the North 102 feet of Lot 16 and the South 51 feet of the North 102 feet of Lot 15A in Block 68 of BUENA VISTA 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, EXCEPTING THEREFROM the Westerly 10 feet of Lot 15A.

Tax Account No 3809 029BD 16700 (With other property)

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 and the above granted premises, free from all encumbrances except all those of record and those apparent to 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 $ 5,333.33 .

~~The true consideration consists of or includes other property or value given or promised which is (indicate which) ☐ the part of the consideration (if any) not consisting of money. ☐ the entire consideration. (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 31 *day of* July , *19* 90 ; *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.*

Kenneth H. Kinsman

STATE OF OREGON,)
County of Klamath) *ss.*
July 31 , *19* 90 .

Personally appeared the above named Kenneth H. Kinsman

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

Before me: Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of _____) *ss.*

The foregoing instrument was acknowledged before me this _____ , *19* ___ , *by* _____ , _____ *president, and by* _____ , _____ *secretary of* _____ *a* _____ *corporation, on behalf of the corporation.*

Notary Public for Oregon _____ *(SEAL)*

My commission expires:

Kinsman
P.O. Box 7580
Klamath Falls, OR 97602
GRANTOR'S NAME AND ADDRESS

Wohrman
12852 Larrylyn Dr
LaMirada, CA 90638
GRANTEE'S NAME AND ADDRESS

After recording return to:
Wohrman
12852 Larrylyn Dr
LaMirada, CA 90638
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
~~Wohrman~~
~~12852 Larrylyn Dr~~
~~LaMirada, CA 90638~~
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 6th *day of* Aug. , *19* 90 , *at* 11:59 *o'clock* A *M., and recorded in book* M90 *on page* 15630 *or as file/reel number* 18510 , *Record of Deeds of said county.*

Witness my hand and seal of County affixed.

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

Fee $28.00

'90 AUG 6 AM 11 59

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