

19862

MTC 24301-DT WARRANTY DEED

Vol 190 Page 18008

KNOW ALL MEN BY THESE PRESENTS, That Thomas J. Wade and Mary Doreen Wade as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Joy Kathleen Stout

, hereinafter called 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:

See Attached Legal Made A Part Herein.

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 \$ 36,900.00. 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 7 day of September, 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.

STATE OF OREGON,

County of Klamath

Sept 7, 19 90 ss.

Personally appeared the above named

Thomas J. Wade and Mary Doreen Wade

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

Before me,

Darlene J. Drake

Notary Public for Oregon

My commission expires: 6/16/92

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 _____

My commission expires: _____ (SEAL)

Thomas J. Wade and Mary Doreen Wade

1725 Cooper Drive

Santa Rosa, CA 95404

GRANTOR'S NAME AND ADDRESS

Joy Kathleen Stout

4669 Denver Avenue

Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

Agent recording return to:

Joy Kathleen Stout

4669 Denver Avenue

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Joy Kathleen Stout

4669 Denver Avenue

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of _____

I certify that the within instrument was received for record on the _____

day of _____, 19 _____,

at _____ o'clock _____ M., and recorded

in book _____ on page _____ or as

file/reel number _____.

Record of Deeds of said county.

Witness my hand and seal of County

affixed.

Recording Officer

By _____ Deputy

SPACE RESERVED

FOR

RECORDERS USE

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

Beginning forty (40) feet Northwesterly along the Westerly Line of 9th Street in the City of Klamath Falls, Oregon, from the most Easterly corner of Block 52, NICHOLS ADDITION to Linkville (now city of Klamath Falls) being the corner of 9th Street and closed Canal (now Washington) Streets; thence Southwesterly at right angles to 9th Street 124 feet; thence Northwesterly and parallel to 9th Street 40 feet; thence Northeasterly and at right angles to 9th Street 124 feet; thence Southeasterly along said Westerly line of 9th Street 40 feet to place of beginning, being part of Lots 1 and 2, Block 52 NICHOLS ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809 029DC 16200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 7th day
of Sept. A.D., 19 90 at 2:57 o'clock PM., and duly recorded in Vol. M90,
of Deeds on Page 18008.

FEE \$33.00

Evelyn Biehn County Clerk

By Pauline Mullins