

25252

4 MTC #24849-DN

## WARRANTY DEED

Vol. 39, Page 1710

KNOW ALL MEN BY THESE PRESENTS, That

Jester H. Mitchem and Faye I. Mitchem, husband and wife

Lester H. Mitchem and Faye L. Mitchem, husband and wife  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
Cheryl D. Morrissey

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Cheryl D. Morrissey, 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:

Lots 12, 13, 14 and 15 in Block 4, MIDLAND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

SUBJECT TO: Trust Deed, including the terms and provisions thereof, dated November 28, 1979 and recorded December 12, 1979 in Volume M79, page 28575, Microfilm Records of Klamath County, Oregon wherein AMFAC Mortgage corporation, an Oregon corporation is the Beneficiary. The Beneficial interest has subsequently been assigned to Commonwealth Mortgage Corporation of America L.P. The above Grantee hereby AGREES TO ASSUME AND PAY THIS 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, IF ANY, AS OF THE DATE OF THIS DEED and that

OF RECORD AND THOSE APPARENT UPON THE LAND, IF ANY, 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.

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 \$ 50,900.00

The true and actual consideration paid for this transfer, in terms of dollars, is \$ 0.00.  
However, the true and consideration consists of the inclusion of the property or value given or promised which is the whole  
part of the consideration (indicate which of the sentence between the x marks if was applicable should be deleted)  
See ORS 93.030)

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County, at the City of Los Angeles, California, this 25th day of January, 1991.

In Witness Whereof, the grantor has executed this instrument this 25th day of January, 19 91;  
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 Oregon ) ss.  
January 25, 19 91

Personally appeared the above named \_\_\_\_\_  
 Lester H. Mitchem \_\_\_\_\_  
 Faye I. Mitchem \_\_\_\_\_

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

*Before me:*

Notary Public for Oregon  
My commission expires:

My commission expires \_\_\_\_\_  
  
 DANA M. NIELSEN  
 NOTARY PUBLIC-OREGON  
 My Commission Expires 1/30/99

*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)

Lester H. Mitchem & Faye I. Mitchem  
26734 Hwy 62  
Trail, OR 97541

Cheryl D. Morrissey  
200 Sunrise; P.O. Box 184  
Midland, OR 97634

### After recording results with

**SAME AS GRANTEE**

NAME, ADDRESS, ZIP

and all the statements shall be sent to the following address:

SAME AS GRANTEE

NAME ADDRESS, ZIP

STATE OF OREGON,

County of Klamath  
I certify that the within instrument was  
received for record on the 28th  
day of Jan., 19 91,  
at 9:29 o'clock A M., and recorded  
in book M91 on page 1710 or as  
file/reel number 25252.

Witness my hand and seal of County  
affixed.

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

Fee \$28.00

**MOUNTAIN TITLE COMPANY**