

26299

MTC # 24994-DN

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

Freda E. Curtis

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Raymond K. Radford and Sandra L. Radford, husband and wife, 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:

Lot 3, Block 9, FAIRVIEW 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

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 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 21,500.00 ~~which includes the purchase price of the property and the cost of the deed and recording fees.~~ ~~THE GRANTOR HEREBY CERTIFIES THAT THE ABOVE STATED CONSIDERATION IS THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER AND THAT NO OTHER CONSIDERATION HAS BEEN PAID OR RECEIVED FOR THIS TRANSFER.~~

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 25th day of February, 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 Klamath) ss.
February 25, 19 91

Freda E. Curtis

Personally appeared the above named

Freda E. Curtis

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

Before me:

Kristi L. Redd

Notary Public for Oregon

My commission expires: 11/16/91

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)

Freda E. Curtis

6204 Monterey Drive

Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

Raymond K. Radford & Sandra L. Radford

3536 N.W. Scenic Drive

Albany, OR 97321

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

SAME AS GRANTEE

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of KlamathI certify that the within instrument was received for record on the 26th day of Feb., 19 91,at 9:53 o'clock A M., and recordedin book M91 on page 3457 or asfile/reel number 26299,

Record of Deeds of said county.

Witness my hand and seal of County

affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Muelendore Deputy

Fee \$28.00

MOUNTAIN TITLE COMPANY

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