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26740

WARRANTY DEED

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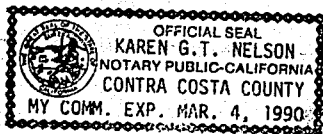
KNOW ALL MEN BY THESE PRESENTS, That MINERVA DOZIER and ADRIANE STEPHANOS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT and ANNA POTEET, husband and wife,

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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 4, Block 302 Darrow Addition to the City of Klamath Falls, in the County of Klamath, State of Oregon.

SUBJECT TO liens, easements and restrictions of record.



(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances except those of record and apparent on the land

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 \$ 25,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ①, 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 7th day of October, 1987, 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.

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.

STATE OF OREGON, CALIFORNIA } ss.
County of Klamath CONTRA }
October 7, 1987

ADRIANE STEPHANOS
STATE OF OREGON, County of _____ ss.
_____, 19____.

Personally appeared _____ and _____ who, being duly sworn,

each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____ a corporation,

Personally appeared the above named MINERVA DOZIER and ADRIANE STEPHANOS

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

Before me: Karen G. T. Nelson
Notary Public for Oregon CA
My commission expires: 3-4-90

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Minerva Dozier & Adriane Stephanos

GRANTOR'S NAME AND ADDRESS

Robert and Anna Poteet

GRANTEE'S NAME AND ADDRESS

After recording return to:

Washington Square Mtge. Co.
P.O. Box 65787 (Attn: Processing Center)
West Des Moines, Ia. 50265-9976
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 11th day of March, 1991, at 9:40 o'clock A.M., and recorded in book/reel/volume No. M91 on page 4254 or as fee/file/instrument/microfilm/reception No. 26740, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Pauline Mulendse Deputy

Fee \$28.00