

27916

MTC #25270-DN

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

VINCENT A. VAN UDEN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called ROBERT G. KOOP 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 9, Block 9, STEWART ADDITION, 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 those apparent upon the land, if any, as 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 \$ 13,250.00

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 8 day of April, 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.
April 8, 19 91

Personally appeared the above named
VINCENT A. VAN UDEN

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

Before me:

Notary Public for Oregon
My commission expires:

Dana M. Nielsen
DANA M. NIELSEN
NOTARY PUBLIC-OREGON
My Commission Expires 12/94

VINCENT A. VAN UDEN
5615 UHRMAN ROAD
KLAMATH FALLS, OR 97601

GRANTOR'S NAME AND ADDRESS
ROBERT G. KOOP
P. O. BOX 36
KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS
ROBERT G. KOOP
P. O. BOX 36
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
ROBERT G. KOOP
P. O. BOX 36
KLAMATH FALLS, OR 97601
NAME, ADDRESS, ZIP

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: _____

STATE OF OREGON,) ss.
County of Klamath
I certify that the within instrument was received for record on the 9th day of April, 19 91, at 9:44 o'clock A. M., and recorded in book M91 on page 6304 or as file/reel number 27916 Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
B. Pauline Mueller, Deputy

Fee \$28.00