

30822

MTC 25611

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That HARRY GRAUN

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD M. CLOUD, 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 85 ODESSA SUMMER HOME SITES, 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 of record and apparent to 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 \$ 42,000.00 (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 18th day of JUNE, 1991; 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
June 18, 1991 ss.

Personally appeared the above named
HARRY GRAUN

HARRY GRAUN

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

Before me:

Tracie V. Chandler

Notary Public for Oregon

My commission expires: 7-6-94

STATE OF OREGON, County of) ss.

The foregoing instrument was acknowledged before me this

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president, and by

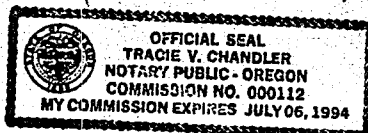
secretary of

corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)



STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 18th day of June, 1991, at 11:50 o'clock A.M., and recorded in book M91 on page 11617 or as file/reel number 30822. 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