

31110

## MOUNTAIN TITLE COMPANY

MIC #25605-NM

WARRANTY DEED

Vol. m91 Page 12149

KNOW ALL MEN BY THESE PRESENTS, That  
ROY E. ANDERSON and JOYCE D. ANDERSON, as tenants by the entirety  
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHRISTINE J.  
ANDERSON and CHARLES R. McCLURE, with rights of survivorship, 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 21, 22, 23 and 24, Block C, RAILROAD ADDITION to the City of Malin,  
 according to the official plat thereof on file in the office of the  
 County Clerk of Klamath County, Oregon, EXCEPT 30 feet off the Southerly  
 portion thereof next to Market Street and parallel with the Northerly  
 right of way line of said Market Street, reserved by the City of Malin in  
 its deed to Theodore Allan Rupert and Janice Ione Rupert, recorded  
 October 9, 1951 in Book 250, page 311, Deed Records 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

record and 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 \$ 34,000.00.

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 24th day of June, 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 LaneJUNE 24

ss.

Personally appeared the above named

ROY E. ANDERSON

JOYCE D. ANDERSON

Roy E. Anderson  
 ROY E. ANDERSON  
Joyce D. Anderson  
 JOYCE D. ANDERSON

and acknowledged the foregoing instrument  
 to be voluntary act and deed

Before me, [Signature]  
 Notary Public for Oregon  
 My commission expires: JUN 18-94

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)

ROY E. ANDERSON and JOYCE D. ANDERSON  
 1071 FAIRFIELD, #29  
 EUGENE, OR 97402

GRANTOR'S NAME AND ADDRESS  
 CHRISTINE J. ANDERSON  
 2417 SIXTH STREET P.O. Box 314  
 MALIN, OR 97632

GRANTEE'S NAME AND ADDRESS

CHRISTINE J. ANDERSON  
 2417 SIXTH STREET P.O. Box 314  
 MALIN, OR 97632

NAME, ADDRESS, ZIP

CHRISTINE J. ANDERSON  
 2417 SIXTH STREET P.O. Box 314  
 MALIN, OR 97632

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.I certify that the within instrument was  
 received for record on the 25thday of June, 19 91,at 3:09 o'clock PM, and recordedin book M91 on page 12149 or asfile/reel number 31110

Record of Deeds of said county.

Witness my hand and seal of County  
 affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Charles R. McClure Deputy

Fee \$28.00

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY