

31299

MTC 25623

MOUNTAIN TITLE COMPANY

WARRANTY DEED

Vol. M91 Page 12460

KNOW ALL MEN BY THESE PRESENTS, That HUSBAND AND WIFE

RICHARD C. MROZ, JR. AND ANN DEPAOLA MROZ,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SUSAN P. SPRATT AND PATRICIA R. HOLMAN, or the survivor thereof, 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 8 in Block 7 of HILLSIDE 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 those of record and apparent to the land

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 \$ 88,200.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (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 28th 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 28, 1991 ss.

Personally appeared the above named
Richard C. Mroz, Jr and
Ann DePaola Mroz

Richard C. Mroz, Jr
Richard C. Mroz, Jr

Ann DePaola Mroz

Ann DePaola Mroz

and acknowledged the foregoing instrument
to be their 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

, 19 , by

president, and by

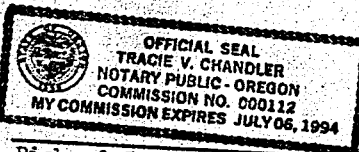
secretary of

a corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)



Richard C. Mroz, Jr. and Ann DePaola Mroz

GRANTOR'S NAME AND ADDRESS
Susan P. Spratt and Patricia R. Holman1511 Pacific Avenue
Klamath Falls OR 97601GRANTEE'S NAME AND ADDRESS
Klamath Falls Federal540 Main St
Klamath Falls OR 97601NAME, ADDRESS, ZIP
Same as above

SPACE RESERVED

FOR

RECORDER'S USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 28th

day of June, 1991

at 11:51 o'clock A.M., and recorded

in book M91 on page 12460 or as

file/reel number 31299

Record of Deeds of said county.

Witness my hand and seal of County

affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Mueller Deputy

Fee \$28.00

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