MC 35482-KWARRANTY DEED Volmal Page KNOW ALL MEN BY THESE PRESENTS, That CLARENCE W. ADAMS and PEGGY J. ADAMS, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by , hereinafter-called DAVID LATOURETTE and PAMELA LATOURETTE, husband and wife 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, KLAMATH and State of Oregon, described as follows, to-wit: situated in the County of _ SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE MOUNTAIN TITLE COMPANY "This institument 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 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 encumbrance 5,000.00 The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 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, t 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. 01100RENCE W. ADAMS STATE OF OREGON, County of Jackson ADAMS Time 28 19 91 Personally appeared the above named CLARENCE W. ADAMS PEGGY J. ADAMS and acknowledged the foregoing instrument _voluntary_act and deed. to be_ their Before me: STATE OF OREGON, County of _ The foregoing instrument was acknowledged before me this Notary Public for Oregon , 19 _____ , by My commission expires: (0-23) president, and by . NOTARS _ secretary of corporation, on behalf of the corporation. Notary Public for Oregon _ (SEAL) My commission expires: CLARENCE W. ADAMS and PEGGY J. ADAMS STATE OF OREGON, #24 BEL AIR COURT 97504 MEDFORD, OR County of_ GRANTOR'S NAME AND ADDRESS I certify that the within instrument was DAVID LATOURETTE and PAMELA LATOURETTE received for record on the 2340 AUBURN , 19 day of KLAMATH FALLS, OR 97601 o'clock, _M., and recorded at SPACE RESERVED GRANTEE'S NAME AND ADDRESS in book_ _ on page _ or as file/reel number 🖃 FOR DAVID LATOURETTE and PAMELA LATOURETTE Record of Deeds of said county. RECORDER'S USE 2340 AUBURN Witness my hand and seal of County KLAMATH FALLS, OR 97601 affixed. NAME, ADDRESS, ZIP Until a change is requested all tax statements shall be sent to the following addre DAVID LATOURETTE and PAMELA LATOURETTE **Recording Officer** 2340 AUBURN By Deputy KLAMATH FALLS. OR 97601 NAME, ADDRESS, 20

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY



EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

The Northeasterly 75 feet of Lot 7, Block 26, HOT SPRINGS 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.

PARCEL 2:

The Southwesterly 75 feet of Lot 7, Block 26, HOT SPRINGS 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.

SUBJECT TO: Trust Deed, dated April 1, 1983, and recorded on April 1, 1983, in Volume M83, page 4826, Microfilm Records of Klamath County, Oregon, in favor of Lloyd E. Olson, as Beneficiary, which the Grantees named on the reverse side of this Warranty Deed hereby agree to assume and pay in full.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed	for record at request of	Mountain Title co.	the	lst	_ day
of		at4:00o'clockP_M.,	, and duly recorded in	Vol. <u>M91</u>	,
	of	Deeds on Page _	12627		
			n · County Clerk		
FEE	\$33.00	By Qett	lene, Muidena	lire	