

**31574**

MTC #25758-NM

## WARRANTY DEED

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31574 MIC #23738-MM V31574/1

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM JAMES WORLEY as to an undivided 1/2 interest and SUSAN JEAN BEACH as to an undivided 1/2 interest as tenants in common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM D. CLEVELAND and HELEN P. CLEVELAND, husband and wife, 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 4, Block 304, of DARROW 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 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 consideration paid for this transfer, stated in terms of dollars, is \$ 19,000.00

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 19,000.00

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.

Witness My hand and seal of the grantor has executed this instrument this 5th day of July, 19 91;

In Witness Whereof, the grantor has executed this instrument this 5th day of July, 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. William James Worley By James Worley  
Secretary his attorney in fact

STATE OF OREGON, )  
County of Klamath ) ss.  
July 5, 1991

~~Black, his attorney in fact~~  
Beach, WILLIAM JAMES WORLEY by Susan Jean  
his attorney in fact

SUSAN JEAN BEACH

Personally appeared the above named SUSAN JEAN BEACH, individually and as attorney in fact for WILLIAM JAMES WORLEY

\_\_\_\_\_ and acknowledged the foregoing instrument  
to be her voluntary act and deed.

Before me: [Signature] STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
The foregoing instrument was acknowledged before me this \_\_\_\_\_

Notary Public for Oregon

My commission expires: 6/8/92

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:

WILLIAM JAMES WORLEY and SUSAN JEAN BEACH  
4087 N.E. 4TH  
GRESHAM, OR 97030

GRANTOR'S NAME AND ADDRESS

GRANTOR'S NAME AND ADDRESS  
WILLIAM D. CLEVELAND and HELEN P. CLEVELAND  
6443 CHESTNUT AVE.  
ORANGEVILLE, CA 95662

GRANTEE'S NAME AND ADDRESS

After recording return to:

Realty World Attn: Dwight Brown  
4747-A So. Sixth Street  
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address

WILLIAM D. CLEVELAND and HELEN P. CLEVELAND  
6443 CHESTNUT AVE.  
ORANGEVILLE, CA 95662

NAME, ADDRESS, ZIP

STATE OF OREGON,

## 5.5.

County of Klamath

I certify that the within instrument was received for record on the 5th day of July, 19 91, at 1:45 o'clock P M., and recorded in book M91 on page 12860 or as file/reel number 31574.

Record of Deeds of said county.  
Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk

**Recording Officer**

By Charles M. Nichols Deputy

Fee \$28.00

**MOUNTAIN TITLE COMPANY**