

31962

MTC 25741

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That CLEVELAND O. BROWN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GARY FLORENCE AND PATSY FLORENCE as tenants by the entirety as to an undivided one-half, 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 _____ and State of Oregon, described as follows, to-wit:

*interest and PAUL MIGLIORE AND BARBARA MIGLIORE as tenants by the entirety as to an undivided one-half interest *

The Northwesterly 58 feet of Lot 8 in Block 5 of the ORIGINAL TOWN OF LINKVILLE, now known as Klamath Falls Original Addition according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"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 \$43,500.00. 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 15th day of July, 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.

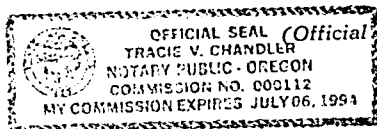
FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath } ss.

On this the 15th day of July, 1991, personally appeared DOROTHY M. HUGSON, who, being duly sworn (or affirmed), did say that she is the attorney in fact for CLEVELAND O. BROWN and that she executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

Before me:



Tracie V. Chandler
(Signature)
7-6-91
(Title of Officer)

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
Attorney receiving return to: MTC
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 15th day of July, 1991, at 3:59 o'clock P.M., and recorded in book M91 on page 13788 or as file/reel number 31962. Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Dorothy M. Hugson, Deputy

Fee \$28.00