

32837

MTC 25887

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That MARVIN ROSSER AND MICHELLE ROSSER, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EDWARD FLETCHER and MYRTLE FLETCHER, husband and wife and TED McCALL and JUANITA **, 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:

SEE LEGAL DESCRIPTION ON REVERSE OF THIS DOCUMENT

**McCALL, husband and wife, all with rights of survivorship

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 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 \$ 33,500.00

~~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 6th day of August, 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 Klamath) ss.
August 6, 19 91

Marvin Rosser
MARVIN ROSSER

Michelle Rosser
MICHELLE ROSSER

Personally appeared the above named _____
Marvin Rosser and
Michelle Rosser

_____ and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Judith L. Morgado
Notary Public for Oregon
My commission expires: 8-31-91

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)

Marvin Rosser and Michelle Rosser
2104 Gettle Street C/O KFF
Klamath Falls, Oregon 97603
GRANTOR'S NAME AND ADDRESS

Edward Fletcher & Myrtle Fletcher &
Ted McCall and Juanita McCall
2104 Gettle St., KFO 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal
2943 S. 6th St.
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

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

Klamath First Federal
2943 S. 6th St.
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

STATE OF OREGON, _____ ss.

County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____
Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy