

33333

MTC 25996

WARRANTY DEED

Vol. m 91 Page 16303

KNOW ALL MEN BY THESE PRESENTS, That DANIEL M. LEAHY AND JANELLE B. LEAHY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT ALAN CLOSE, 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 1 in Block 5 of TRACT NO. 1036-SECOND ADDITION TO VALLEY VIEW, 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 \$ 68,000.00. 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). <sup>1</sup> (The sentence between the symbols<sup>1</sup>, 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 16th 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.

Daniel M. Leahy  
Daniel M. Leahy

Janelle B. Leahy  
Janelle B. Leahy

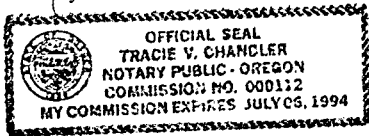
STATE OF OREGON  
County of Klamath, ss.  
8-16, 19 91.

Personally appeared the above named  
DANIEL M. LEAHY AND  
JANELLE B. LEAHY

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 \_\_\_\_\_ (SEAL)  
My commission expires: \_\_\_\_\_

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 16th day of Aug., 19 91, at 2:19 o'clock P M., and recorded in book M91 on page 16303 or as file/reel number 33333.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Daniel M. Leahy Deputy

Fee \$28.00

NAME, ADDRESS, ZIP

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY