34247 MTC 24718 WARRANTY DEED Vol M91 Page 17877

KNOW ALL MEN BY THESE PRESENTS, That BERNIECE D. KNAPP and SYBIL D. CLAYTON *hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* DERICK J. COLLINS, an unmarried man *, 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 521, Block 127, HILLS ADDITION, 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 true and actual consideration paid for this transfer, stated in terms of dollars, is $ 45,000.00

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.

In Witness Whereof, the grantor has executed this instrument this 5 *day of* Sept., *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.*

x Berniece D. Knapp
BERNIECE D. KNAPP

x Sybil D. Clayton
SYBIL D. CLAYTON

STATE OF OREGON,
County of Marion *ss.*
Sept. 5 *, 19* 91

Personally appeared the above named BERNIECE D. KNAPP and SYBIL D. CLAYTON *and acknowledged the foregoing instrument to be* her *voluntary act and deed.*

Before me: Susanne R Camp
Notary Public for Oregon
My commission expires 6-2-92
SUSANNE R. CAMP
NOTARY PUBLIC - OREGON

STATE OF OREGON, County of Klamath *) ss.*
The foregoing instrument was acknowledged before me this Sept. 6 *, 19* 91 *, by* Sybil D. Clayton *,*

Notary Public for Oregon Mary M. Mlenek
My commission expires 6/8/92 *(SEAL)*

BERNIECE D. KNAPP and SYBIL D. CLAYTON
730 JUNTURA ST., SE
SALEM, OR 97302
GRANTOR'S NAME AND ADDRESS

DERICK J. COLLINS
2540 VINE STREET
KLAMATH FALLS, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
DERICK J. COLLINS
2540 VINE STREET
KLAMATH FALLS, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
DERICK J. COLLINS
2540 VINE STREET
KLAMATH FALLS, OR 97601
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,
County of Klamath *ss.*
I certify that the within instrument was received for record on the 9th *day of* Sept. *, 19* 91 *, at* 11:58 *o'clock* A *M., and recorded in book* M91 *on page* 17877 *or as file/reel number* 34247 *, Record of Deeds of said county.*
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Paulene Mullendore *Deputy*

Fee $28.00

MOUNTAIN TITLE COMPANY