

34729

MOUNTAIN TITLE COMPANY

WARRANTY DEED

Vol. m91 Page 18797

KNOW ALL MEN BY THESE PRESENTS, That

Marvin M. Nathanson and Yvonne J. Nathanson, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

James H. Ferner and Linda L. Ferner, Husband and Wife

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 15 in Block 5 of Tract 1145, NOB HILL, a resubdivision of a portion of NOB HILL, IRVINGTON HEIGHTS, MOUNTAIN VIEW ADDITION AND ELDORADO HEIGHTS, 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 of the date of this deed.

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 \$ 133,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 14th day of September, 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.

Personally appeared the above named

Marvin M. Nathanson and

Yvonne J. Nathanson

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

Before me:

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

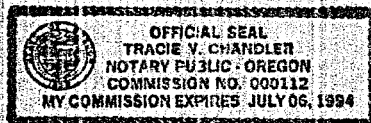
secretary of

a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)



NATHANSON

2510 Adams Ferry Rd N.W.  
Salem, OR 97304

GRANTOR'S NAME AND ADDRESS

FERNER

133 Eldorado Ct.  
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Klamath Inst Federal  
340 11th St.  
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

NAME ADDRESS ZIP

NAME ADDRESS ZIP

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.

Recording Officer

Deputy

MOUNTAIN TITLE COMPANY

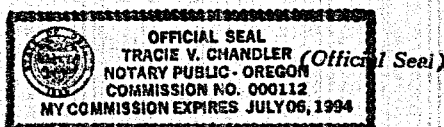
18798

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

STATE OF OREGON,

County of Klamath } ss.

On this the 16th day of September, 1991, personally appeared  
MARVIN M. NATHANSON  
 who, being duly sworn (or affirmed), did say that he is the attorney in fact for  
YVONNE J. NATHANSON  
 and that he 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:

(Signature)

(Title of Officer)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 18th day  
 of Sept. A.D., 19 91 at 11:33 o'clock AM., and duly recorded in Vol. M91  
 of Deeds on Page 18797

FEE \$33.00

Evelyn Biehn - County Clerk

By Tracie V. Chandler