

37764

MTC 26414

WARRANTY DEED

Vol. m91 Page 24600

KNOW ALL MEN BY THESE PRESENTS, That

RUSSELL W. TOFELL

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, 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 585 in Block 108 of MILLS ADDITION TO THE CITY OF KLAMATH FALLS, 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 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 \$ 21,500.00

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 18th day of November, 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)
November 18, 19 91) ss.

Russell W. Tofell
RUSSELL W. TOFELL

Personally appeared the above named
RUSSELL W. TOFELL

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

Before me:

Nancy M. Mair
Notary Public for Oregon

My commission expires: 6/8/92

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)

RUSSELL W. TOFELL

, OR

GRANTOR'S NAME AND ADDRESS

JOLENE A. AJOOTIAN

3438 MADRONA LANE

MEDFORD, OR 97501

GRANTEE'S NAME AND ADDRESS

JOLENE A. AJOOTIAN

3438 MADRONA LANE

MEDFORD, OR 97501

NAME, ADDRESS, ZIP

After recording return to:

JOLENE A. AJOOTIAN

3438 MADRONA LANE

MEDFORD, OR 97501

NAME, ADDRESS, ZIP

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

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 22nd day of Nov., 19 91 at 3:41 o'clock P M., and recorded in book M91 on page 24600 or as file/reel number 37764

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Douglas M. Mendenhall Deputy

Fee \$28.00