41126

MOUNTAIN TITLE COMPANY

MARRANTY DEED

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MOUNTAIN TURE C

KNOW ALL MEN BY THESE PRESENTS, That MELBA WINDSOR

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JEFF M. QUINOWSKI and JOE TODD QUINOWSKI, with the rights of survivorshiphereinafter 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, ____ and State of Oregon, described as follows, to-wit: KLAMATH situated in the County of _

Lot 374, Block 122, 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.

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." c

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 \$ XYPEXORXXXXXXXXXXXXXXX

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 13th day of February, 1997

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.

WINDSOR STATE OF OREGON KAM County of _ Personally appeared the above named MELBA WINDSOR and acknowledged the foregoing instrument voluntary act and deed. to be <u>Ner</u> E OF OREGON, County of _) \$5. Before me: The foregoing instrument was acknowledged before me this Notary Public for Oregon , 19 _ _, by My commission expires: 6 president, and by secretary of . NOTARY corporation, on behalf of the corporation. SLIC. υ Notary Public for Oregon 5 (SEAL) My commission expires: JAK OF MELBA WINDSOR STATE OF OREGON, 2964 SUMMERS LANE SS. Klamath 97603 KLAMATH FALLS, OR County of_ I certify that the within instrument was GRANTOR'S NAME AND ADDRESS JEFF M. QUINOWSKI and JOE TODD QUINOWSKI received for record on the ____18th Feb., 19 92 10335 HWY 39 day of _ at 2:48 o'clock P M., and recorded KLAMATH FALLS, OR 97603 in book <u>M92</u> on page 3288 or as CE RESERVED GRANTEE'S NAME AND ADDRESS file/reel number ____41126 FOR JEFF M. QUINOWSKI and JOE TODD QUINOWSKI Record of Deeds of said county. RECORDER'S USE Witness my hand and seal of County 10335 HWY 39 97603 KLAMATH FALLS, OR affixed. NAME, ADDRESS, ZIE Until a change is requested all an statements shall be sent to the following as Evelyn Biehn, County Clerk JEFF M. QUINOWSKI and JOE TODD QUINOWSKI **Recording Officer** 10335 HWY 39 By Quelenes Muelender Deputy KLAMATH FALLS, OR 97603 Fee \$30.00