## 45173

## MOUNTAIN TITLE COMPANY

## WARRAN

KNOW ALL MEN BY THESE PRESENTS. That EOBBY R. HARTLEY and SANDRA K. HARTLEY, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BENJAHIN W. MONROE and KELLY A. MONROE, 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 4 in Block 7, FAIRVIEW ADDITION NO. 2 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

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 dallars, is \$ 33,000.00 \*However the actual consideration paid for this transfer, stated in terms of dallars, is \$ 33,000.00 

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 \_\_\_\_\_ day of \_\_\_\_\_\_ day of \_\_\_\_\_\_, I if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by

STATE OF OREGON, County of Lamat Ο Personally appeared the above named . BOBBY R. HARTLEY SANDRA K. HARTLEY

and acknowledged the foregoing instrument to be Aher \_\_\_\_\_ voluntary act and deed.

Before me: Notary Public for pregon My commission expires: 4 20



Bobly R. Hartey	
O SANDRA K HADMIEV	
Sandra & Hartley	

Volma Page 11006

STATE OF ORI	EGON, County of	) \$\$.
	president, and hy	
	secretary of	
a	corporation, c	on behalf of the corporation.
Marine Barris		ma corporation.

Notary Public for Oregon \_

My commission expires:

(SEAL)

## BOBBY R. HARTLEY and SANDRA K. HARTLEY 1526 PLEASANT AVE. STATE OF OREGON. KLAMATH FALLS, OR 97601 BENJAMIN W. MONROE and KELLY A. MONROE 55. County of \_\_\_\_\_ Klamath 318 N. LAGUNA ST. I certify that the within instrument was received for record on the <u>21st</u> KLAMATH FALLS, CR 97601 day of <u>May</u> \_ . 19 <u>\_ 92</u> at 9:00 o'clock A M., and recorded GRANILE'S NAME AND ADDRESS SEVEL RESERVED. in book M92 on page 11006 or as BENJAHIN W. MONROE and KELLY A. MONROE IOR file/reel\_number\_\_\_\_ 318 N. LAGUNA ST. 45173 Record of Deeds of said county. RECORDER S USF KLAMATH FALLS, OR -97601 Witness my hand and seal of County NAME AODRESS ZIP affixed. BENJAMIN W. MONROE and KELLY A. MONROE 318 N. LAGUNA ST. Evelyn Biehn, County Clerk KLAMATH FALLS, OR 97601 Recording Officer NAME AUDRESS 70 By Danie Mulling Deputy

MODINTANN