

50082

mtc

WARRANTY DEED

28212

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KNOW ALL MEN BY THESE PRESENTS, That Larry C. Tritt

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Trustee of the R. Maxine Ford Loving Trust dated October 24, 1990, 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 25 in Block 10, TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, 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, and any taxes for the fiscal year 1992-1993, a lien not yet due and payable, 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 \$ 67,500.00. 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 20th day of August, 19 92; 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, COLORADO )  
County of PHILLIPS ) ss.  
August 20, 1992

Larry C. Tritt  
Larry C. Tritt

Personally appeared the above named  
Larry C. Tritt

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

Before me: Betty L. Carlson  
Notary Public for OREGON Colorado  
My commission expires:

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)

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 2nd day of Sept., 19 92, at 9:06 o'clock A. M., and recorded in book M92 on page 19984 or as file/reel number 50082, Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Paula M. Mulender Deputy

Fee \$30.00

192 SEP 2 AM 9 06

Larry C. and Rebecca J. Tritt	
Box 5654	
Paoli, CO 80746	
GRANTOR'S NAME AND ADDRESS	
R. Maxine Ford	
5339 Glenwood Dr.	
Klamath Falls, OR 97603	
GRANTEE'S NAME AND ADDRESS	
After recording return to:	
Klamath First Federal Savings & Loan	
540 Main St.	
Klamath Falls, OR 97601	
NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following address:	
Klamath First Federal Savings & Loan	
540 Main St.	
Klamath Falls, OR 97601	
NAME, ADDRESS, ZIP	