

56968

WARRANTY DEED

MTC 29192-HF

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KNOW ALL MEN BY THESE PRESENTS, That
MICHAEL R. KLEPACH

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
DENNIS D. JONES and DIANA B. JONES, husband and wife, 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 20 and the Southeasterly 20 feet of Lot 19 in Block 17 of ELDORADO
HEIGHTS 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."

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
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 \$ 10,000.00
~~XXXXXX THE GRANTEE HEREBY CERTIFIES THAT THE ABOVE DESCRIBED PROPERTY IS NOT SUBJECT TO ANY OTHER UNRECORDED INTERESTS OR ENCUMBRANCES OF ANY KIND, INCLUDING BUT NOT LIMITED TO, MORTGAGES, EASEMENTS, COVENANTS, OR OTHER RIGHTS IN REAL PROPERTY, AND THAT THE GRANTEE HAS FULL AND SOUND MENTAL CAPACITY TO EXECUTE THIS INSTRUMENT.~~
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 27th day of January, 19 93;
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~~ WASHINGTON)
County of Okanogan) ss.
Jan. 27, 19 93

Personally appeared the above named
JENNIFER I. KLEPACH AS ATTORNEY IN
FACT FOR MICHAEL R. KLEPACH

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

Before me: James J. Konrad
Notary Public for Oregon WA.
My commission expires: 12-19-96

STATE OF OREGON, County of Klamath) ss.
The foregoing instrument was acknowledged before me this
29th, 19 93, by _____,
_____ president, and by _____,
_____ secretary of _____

a _____ corporation, on behalf of the corporation.
Notary Public for Oregon _____
My commission expires: _____ (SEAL)

MICHAEL R. KLEPACH
502 GLOVER - P.O. Box 916
Twist, WA 98856

GRANTOR'S NAME AND ADDRESS
DENNIS D. JONES and DIANA B. JONES
1850 BIRCH STREET
KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS
DENNIS D. JONES and DIANA B. JONES
1850 BIRCH STREET
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
DENNIS D. JONES and DIANA B. JONES
1850 BIRCH STREET
KLAMATH FALLS, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of Klamath
I certify that the within instrument was
received for record on the 29th
day of January, 19 93,
at 11:51 o'clock A M., and recorded
in book 493 on page 2156 or as
file/reel number 56968,
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Muelendore Deputy

Fee: \$30.00