

62297

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That James Clinton Davis and Ashby R. Davis

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Craig B. Ditman and Barbara J. Ditman, 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 19, Block 306, DARROW 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."

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 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 \$ 42,500.00

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 27 day of May, 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,  
County of Clackamas, ss.  
5-27, 19 93.

James Clinton Davis  
James Clinton Davis  
Ashby R. Davis  
Ashby R. Davis

Personally appeared the above named James Clinton Davis and Ashby R. Davis

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

Before me: J. W. Warren  
Notary Public for Oregon  
My commission expires: 7-24-93

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)

James Clinton Davis and Ashby R. Davis	
GRANTOR'S NAME AND ADDRESS	
Craig B. Ditman and Barbara J. Ditman 2435 Radcliffe Klamath Falls, OR 97601	
GRANTEE'S NAME AND ADDRESS	
Klamat First Federal P. O. Box 5270 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 P. O. Box 5270 Klamath Falls, OR 97601	
NAME, ADDRESS, ZIP	

SPACE RESERVED FOR RECORDEE'S USE

STATE OF OREGON, ss.  
County of Klamath  
I certify that the within instrument was received for record on the 1st day of June, 19 93, at 11:15 o'clock AM., and recorded in book M93 on page 12405 or as file/reel number 62297.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
Pauline Muckendorfer Deputy

Fee \$30.00

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