## 63217

## **MOUNTAIN TITLE COMPANY** Volm93 Page

MTC WARRANTY DEED -HF.

KNOW ALL MEN BY THESE PRESENTS, That ACQUIRED TITLE AS JIMM GORDON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES ROBERT GERHARDT AND LISA MARIE GERHARDT, 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 12 in Block 17 of TRACT 1176, being a Resubdivision of Block 17 of BUENA VISTA ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Orego

## 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 to 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 \$ 65,750.00. 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 \_\_\_\_\_ day of \_\_\_\_\_\_\_

<u>19</u>93 if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly gythorized thereto by order of its board of directors. 11 

STATE OF OREGON, ) County of <u>KLAMATH</u> ) ss. JUNE /4/19 93	JUDY R. GORDON
Personally appeared the above named	
and acknowledged the foregoing instrument to be <u>THEIR</u> voluntary act and deed. Before me: No Ling With	ITE OF OREGON, County of) ss.
Notary Public for Oregon My commission expires:	The foregoing instrument was acknowledged before me this
COMMISSION NO. 014766 MY COMMISSION EXPIRES APR. 20, 1996 Not	corporation, on behalf of the corporation. tary Public for Oregon
WILLIAM JAMES GORDON AND JUDY R. GORDON GRANTURS NAME AND ADDRESS JAMES ROBERT GERHARDT & LISA MARIE GERHARD 600 PELICAN STREET KLAMATH FALLS, OR 97601 GRANTEES NAME AND ADDRESS AMERICANDER FROM THE JAMES ROBERT GERHARDT & LISA MARIE GERHARD	day of
SATES KOBERT GERHARDT & LION HARTE GERHARD   600 PELICAN STREET   KLAMATH FALLS, OR 97601   NAME ADDRESS ZIP   JUNI & dames is mysical all is someone dall is sen to be following paires:   JAMES ROBERT GERHARDT & LISA MARIE GERHARI	Winess my hand and seal of County affixed.
600 PELICAN STREET KLAMATH FALLS, OR 97601	Recording Officer By Cauline Millendere Deputy Fee \$30,00

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