

1-1-74

6341.1

SPECIAL WARRANTY DEED  
MTC 1396-6427

Vol 93 Page 14686

KNOW ALL MEN BY THESE PRESENTS, That PHILIP E. TOUT & MARGIE R. TOUT  
Husband and Wife

, hereinafter called grantor,  
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
PHILIP J. ANDREWS

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the  
tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County  
of Klamath, State of Oregon, described as follows, to-wit:

Lot 21 and the North ½ of Lot 20, Block 30, Klamath Falls 2nd Addition  
in Klamath Falls, 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."

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns  
that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will war-  
rant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons  
claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$12,000.00  
the part of the consideration (indicated which) part of the consideration (indicated which) part of the consideration (indicated which)

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 21 day of October, 19 87;  
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.

(If executed by a corporation,  
affix corporate seal)

Philip E. Tout

Margie R. Tout

STATE OF OREGON, )  
County of Klamath ) ss.  
October 21, 19 87.

STATE OF OREGON, County of ) ss.  
October 21, 19 87.

Personally appeared and  
who, being duly sworn,  
each for himself and not one for the other, did say that the former is the  
president and that the latter is the  
secretary of

, a corporation,  
and that the seal affixed to the foregoing instrument is the corporate seal  
of said corporation and that said instrument was signed and sealed in be-  
half of said corporation by authority of its board of directors; and each of  
them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL  
SEAL)

Before me:  
Notary Public for Oregon  
My commission expires 7/13/89

Notary Public for Oregon  
My commission expires:

(OFFICIAL  
SEAL)

Tout

GRANTOR'S NAME AND ADDRESS

Andrews, Philip J  
1829 Landcaster  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:  
PHILIP J. ANDREWS  
13040 SW Haystack Drive  
Beaverton, OR 97005

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

same, no change

NAME, ADDRESS, ZIP

STATE OF OREGON, )

County of Klamath ) ss.

I certify that the within instru-  
ment was received for record on the  
22nd day of June, 19 93,  
at 9:23 o'clock A.M., and recorded  
in book M93 on page 14686 or as  
file/reel number 63414  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Deputy

Fee \$30.00