

64399

MOUNTAIN TITLE COMPANY

m7c 30302-KR  
WARRANTY DEED

Vol. m93 Page 16641

KNOW ALL MEN BY THESE PRESENTS, That MARY-LOU who took title as  
MARY LOU ROMANCIER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM J. EDWARDS and LINDA K. EDWARDS, 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:

Lots 11 and 12 in Block 13 of DIXON ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereon file in the office of the County Clerk of Klamath County, Oregon.

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"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 all those of record and those apparent upon the land 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 \$94 in compliance with 1051  
'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 9th day of July, 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 Klamath ) ss.  
July 9, 19 93.

Mary Lou  
MARY-LOU who took title as MARY LOU ROMANCIER

AKA Mary Lou Romancier

Personally appeared the above named \_\_\_\_\_  
MARY-LOU

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

Before me: Kristi L. Redd  
Notary Public for Oregon  
My commission expires: 11/16/95

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)



MARY-LOU  
812<sup>ND</sup> POLK ST.  
CORVALLIS OR 97402 97330  
GRANTOR'S NAME AND ADDRESS

WILLIAM J. EDWARDS & LINDA K. EDWARDS  
143 Laguna  
Klamath Falls, OR 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
WILLIAM J. EDWARDS & LINDA K. EDWARDS  
143 Laguna  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
WILLIAM J. EDWARDS & LINDA K. EDWARDS  
143 Laguna  
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 12th  
day of July, 19 93,  
at 9:21 o'clock A.M., and recorded  
in book M93 on page 16641 or as  
file/reel number 64399,  
Record of Deeds of said county.

Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Pauline Mueller Deputy

Fee \$30.00

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07-12-93A09:21 RCVD

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