

64658

MOUNTAIN TITLE COMPANY

Vol. m93 Page 17135

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Allard G. Maddess and Reba J. Maddess

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Dennis K. Richard and Rita Fortner, with rights of survivorship, 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 18 in Block 3 of TRACT 1112, EIGHTH ADDITION TO SUNSET VILLAGE, 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 \$ 112,000.00

~~THE GRANTEE HEREBY CERTIFIES THAT THE PROPERTY DESCRIBED IN THIS INSTRUMENT IS NOT SUBJECT TO ANY OTHER INTEREST, ENCUMBRANCE, OR CLAIM OF ANY KIND, AND THAT THE GRANTEE HAS FULL AND SOUND MENTAL CAPACITY TO EXECUTE THIS INSTRUMENT.~~

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 15th 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 15, 1993, 19 93

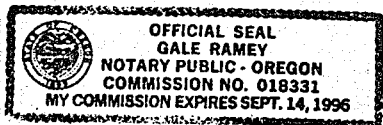
Allard G. Maddess
Reba J. Maddess

Personally appeared the above named _____
Allard G. Maddess and
Reba J. Maddess

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

Before me:

Gale Ramey
Notary Public for Oregon
My commission expires:



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)

Allard G. Maddess and Reba J. Maddess

GRANTOR'S NAME AND ADDRESS

Dennis K. Richard and Rita Fortner
6210 Harlan Drive
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording, return to:

Klamath 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

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 15th day of July, 19 93, at 2:54 o'clock P. M., and recorded in book M93 on page 17135 or as file/roll number 64658

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

Doreen M. Mulvaney Deputy

Fee \$30.00

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07-15-93P02:54 RCVD

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