

65418

WARRANTY DEED

MTC 30414-HF

KNOW ALL MEN BY THESE PRESENTS, That

GENE HERSCHEL GROSECLOSE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_, hereinafter called JOANNE S. BISHOP 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 7 and 8 in Block 11, KLAMATH LAKE ADDITION 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 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 \$ 44,000.00

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 27th 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, IDAHO )  
County of BONNER ) ss.  
JULY 27, 19 93

Personally appeared the above named \_\_\_\_\_  
GENE HERSCHEL GROSECLOSE

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

Before me:

Linda K. Dunn  
Notary Public for Oregon IDAHO  
My commission expires: NOV. 12, 1993

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)

GENE HERSCHEL GROSECLOSE  
PO BOX 11  
KOOTENAI, ID 83840

GRANTOR'S NAME AND ADDRESS

JOANNE S. BISHOP  
2915 BERKELEY STREET  
KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:  
JOANNE S. BISHOP  
2915 BERKELEY STREET  
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

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

JOANNE S. BISHOP  
2915 BERKELEY STREET  
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 30th day of July, 19 93, at 9:18 o'clock A M., and recorded in book m93 on page 18727 or as file/reel number 65418, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Carol M. Muelndor Deputy

FEE: \$30.00

SINCE RESERVED  
FOR  
RECORDER'S USE