

68258

MOUNTAIN TITLE COMPANY

Vol. m93 Page 23968

WARRANTY DEED

MTC 30854-MK

KNOW ALL MEN BY THESE PRESENTS, That

JUDITH HELFER CHASE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called

TODD MICHAEL PENNY

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 13 in Block 7 of FIRST ADDITION TO CYPRESS VILLA, 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

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. 97,500.00

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 98,000.00

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 14 day of September, 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.

Judith Helfer Chase
JUDITH HELFER CHASE

STATE OF Washington
County of King, ss.
September 14, 19 93.

Personally appeared the above named
JUDITH HELFER CHASE

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

Before me: Corinne Owens
Notary Public for Oregon
My commission expires: 3-15-94

STATE OF OREGON, County of _____ ss.
The foregoing instrument was acknowledged before me this _____, 19 _____, by _____, president, and by _____, secretary of _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____ (SEAL)
My commission expires: _____

STATE OF OREGON, ss.

County of Klamath
I certify that the within instrument was received for record on the 16th day of Sept., 19 93, at 3:41 o'clock P.M. and recorded in book M93, on page 23968 or as file reel number 68258.
Record of Deeds, said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Deanna Kiehl, Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY

09-16-93P03:41 RCVD

MOUNTAIN TITLE COMPANY

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Judith Helfer Chase
2403 1st Ave. East
Summer, WA 98390
GRANTOR'S NAME AND ADDRESS

Todd Michael Penny
4432 Day Drive
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

Todd Michael Penny
4432 Day Drive
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a charge is requested all tax statements shall be sent to the following address:
Todd Michael Penny
4432 Day Drive
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP