## 69555

## MOUNTAIN TITLE COMPANY

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KNOW ALL MEN BY THESE PRESENTS, That 3/11-KR WESTERN HOMES, INC., an Oregon

liereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KIRK L. LEOPOLDO. SONYA LEOPOLDO, and HARLENE BEARD, with rights of survivorship , hereinafter cal \_\_\_\_\_. hereinafter called the grantee, does hereby grant, borgain, 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 <u>Klamath</u> and State of Oregon, described as follows, to-wit:

Lots 19, 20 and 21, Block 4, FAIRHAVEN HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Trust Deed, recorded January 19, 1990 in Volume M90, apge 1363, Microfilm Records of Klamath County, Oregon, in favor of Faye L. Spiker, Bonnie M. Valdez, Pat J. Denson & Anita G. Kerr, as tenants in common, as Beneficiary which the above named Grantees do not agree to assume nor pay in full and the Beneficiary named herein agrees to hold the Grantees harmless therefrom.

## 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 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 \$ 33,000.00 <u>REAT DI MARAMAMMUDANDANAGUNUMATINA KAMAAANDA BEREMEA BEREKEA KAMATINA KAMATINA KAMATINA KAMATINA KAMATINA KAMA</u> XXXXXXXXXXXXXXXXXXX

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 <u>1st</u> day of <u>October</u>, 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. UPOTEDN UNKES an Maran apparation TNC

STATE OF		۷,		)	
County of			_ , 19	) ss.	
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\_ and acknowledged the foregoing instrument voluntary act and deed. to be

Before me:

WESTERN HOMES, INC. 5729 ALTAMONT

MOUNTAIN TITLE COMPANY

Notary Public for Oregon My commission expires:

NAME, ADDRESS, 212

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	AND OFFICIAL SEAL
	KRISTI L. REDD NOTARY PUBLIC- OREGON COMMISSION NO. 010431 MY COMMISSION EXPIRES NOV. 16, 1995

MOUNTAIN TITLE

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was acknowledged before me this	
	was acknowledged before me this CATHY KING

Oregon Notary Public for Oregon My commission expires: (SEAL) STATE OF OREGON. County of \_\_\_\_ Klamath

KLAMATH FALLS OR 97603 a way a torong be I certify that the within instrument was KIRK L. LEOPOLDO et al received for record on the 12th day of \_\_\_ . Nº \_93 . 4449 STEBBINS \_0ct\_ KLAMATH FALLS OR 97601 at 2:07 o'clock P M., and recorded GRANTEE'S NAME AND ADDRESS SPACE RESERVED in book <u>M93</u> on page <u>26586</u> or as file/reel number 69555 A fer menalung metern bo TOR KIRK L. LEOPOLDO. et al CONTRACTOR OF Record of Deeds of said county. 4449 STEBBINS Witness my hand and seal of County 4449 STEEDLING KLAMATH FALLS OR 97601 NAME ADDRESS ZU affixed. Until a change is requested all tax statements shall be sent to the following a lit KIRK L. LEOPOLDO et al Evelyn Biehn, County Clerk 4449 STEBBINS Recording Officer KLAMATH FALLS OR 97601 B Qauline Mullinder Deputy

**MOUNTAIN TITLE COMPANY** 

Fee

\$30.00