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KNOW ALL MEN BY THESE PRESENTS, That

PHILTP S. RAMSTAD and N. LYNNE RAMSTAD

MOUNTAIN TITLE COMPANY

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: and State of Oregon, described as follows, to-wit:

Lot 9 in Block 3 of Tract No. 1036, SECOND ADDITION TO VALLEY VIEW, 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 and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930."

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 t

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.

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 22 day of any me \_, 19\_G U 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.

MOUNTAIN TITLE

COMPANY

STATE OF OREGON, WASHINGTON County of Kitcan 82 Personally appeared the above named PHILIP S. RAMSTAD N. LYNNE RAMSTAD and acknowledged the foregoing instrument to be thin \_\_\_\_\_ voluntary act, and deed. Before me: Vanice L. Ball STATE OF OREGON, County of 22.6 Motory Public for Queges WASHINGTON The foregoing instrument was acknowledged before me this , 19 My commission expires: , by president, and by 95.64 د. ۵۵ ما دستوعین secretary of 9UU corporation, on behalf of the corporation. Notary Public for Oregon r 95-4 My commission expires: (SEAL) PHILIP S. RAMSTAD and N. LYNNE RAMSTAD P.O. BOX 2864 STATE OF OREGON, POULSBO, WA 98370 55. Klamath County of\_ NTOR'S NAME AND ADDRESS JAN A. NEGREVSKI I certify that the within instrument was meeived for record on the 23rd 5815 INDEPENDENCE AVENUE KLAMATH FALLS, OR 97603 day of Aug . 19 94 at 11:29 o'clock <u>A</u> M., and recorded GRANTEE'S NAME AND ADDRES CE SESERVET in book <u>M94</u> on page <u>26155</u> or as JAN A. NEGREVSKI file/reel number \_\_\_\_ 86533 5815 INDEPENDENCE AVENUE Record of Deeds of said county. KLAMATH FALLS, OR Witness my hand and seal of County 97603 affized. JAN A. NEGREVSKI Evelyn Biehn, County Clerk 5815 INDEPENDENCE AVENUE Recording Officer RLAMATH FALLS, OR 97603

MOUNTAIN TITLE COMPANY

Fee \$30.00

NAME, ADDRE

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