

74542

02-28-95A1

52 RCVD WARRANTY DEED

MOUNTAIN TITLE COMPANY

35524

KNOW ALL MEN BY THESE PRESENTS, That

BYRON W. CARROLL

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RAYMOND J. OHLDE, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The North 70.5 feet of Lot 15, Block 2, SECOND ADDITION TO ALTAMONT ACRES, according to the official plat thereon on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the East 5 feet thereof conveyed to Klamath County for road purposes by instrument recorded July 1, 1965, in Volume 362, page 563, Deed Records of Klamath County, Oregon.

*THIS INSTRUMENT IS BEING RECORDED TO MATCH THE GRANTEE'S NAME WITH THE MOBILE HOME AS PER KLAMATH COUNTY ASSESSOR

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 of the above granted premises, free from all encumbrances except all those of record and those apparent upon the land, if any, as of 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$8,000.00. 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 12th day of May, 1987, 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.

Byron W. Carroll
BYRON W. CARROLL

STATE OF OREGON
County of Klamath
May 12, 1987
Personally appeared the above named
BYRON W. CARROLL

STATE OF OREGON, County of Klamath, ss.
Personally appeared _____, 19____, ss.
and _____ who, being duly sworn,
each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____

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

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 11/16/87
Kristi G. Redd

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation; and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.
Before me:
Notary Public for Oregon
My commission expires: _____
(OFFICIAL SEAL)

Byron W. Carroll
1800 Esplanade #2
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Ray Ohlde & Arlene Ohlde
3904 Bisbee
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

STATE OF OREGON, County of Klamath, ss.

Filed for record at request of:

Raymond Ohlde
on this 28th day of Feb A.D. 1995
at 11:52 o'clock A.M. and duly recorded
in Vol. M95 of Deeds Page 4441
Bernetha G. Letsch County Clerk
By Pauline Muller also
Fee: \$5.00 Deputy:

STATE OF OREGON, County of Klamath, ss.
I certify that the within instrument was received for record on the 13th day of May, 1987, at 8:42 o'clock A.M., and recorded in book _____ on page 8211 or as file/record number 74542. Record of Deeds of said county.
Witness my hand and seal of County of Klamath, Oregon.
Evelyn Blahn, County Clerk
By _____ Recording Officer
Deputy

INDEXED
RECORDED
Fee: \$10.00

TITLE COMPANY