

52152

WARRANTY DEED

Vol. M85 Page 12921

KNOW ALL MEN BY THESE PRESENTS, That DONALD J. GRAY and WILMA L. GRAY, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by M. RICHARD BAY and MARITA L. BAY, husband and wife, 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, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 5, Block 19, SECOND ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to: Taxes for the fiscal year 1985-1986, a lien, not yet due and payable; Restrictions as contained in plat dedication; Regulations, including levies, liens, assessments, rights of way, and easements of Klamath River Acres Special Road District; Reservation of all minerals and geothermal resources as set forth in Contract from State of Oregon, representing and acting by the Director of Veterans' Affairs recorded in Volume M83, page 323, Microfilm Records of Klamath County, Oregon; and Real Estate Contract including the terms and provisions thereof recorded in Volume M83, page 323, Microfilm Records of Klamath County, Oregon, which Grantee named herein agrees to assume and pay in full and hold the Grantors named herein harmless therefrom.

"This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 as stated above 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 \$ 39,593.36. ~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (including when) (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)~~

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 14th day of August, 1985; 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON

County of Klamath

August 14

ss. 19 85

Personally appeared, the above named DONALD J. GRAY and WILMA L. GRAY

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

(OFFICIAL SEAL)

Before me:

Kristi L. Redd

Notary Public for Oregon

My commission expires: 11/16/87

DONALD J. GRAY

WILMA L. GRAY

STATE OF OREGON, County of

19

ss.

Personally appeared 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

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Donald J. Gray & Wilma L. Gray

P.O. Box 357
Keno, OR 97627

GRANTOR'S NAME AND ADDRESS

M. Richard Bay & Marita L. Bay

9209 Bea Kerns Rd.
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

MOUNTAIN TITLE CO., INC.

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 16th day of August, 1985, at 9:03 o'clock A.M., and recorded in book/reel/volume No. M85 on page 12921 or as document/fee/file/instrument/microfilm No. 52152, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pamela Smith Deputy

Fee: \$5.00

SPACE RESERVED
FOR
RECORDER'S USE

85 AUG 15 AM 9 03