

WARRANTY DEED

Vol. M86 Page 2999

KNOW ALL MEN BY THESE PRESENTS, That EDWARD W. KYNISTON and FRANCES E. KYNISTON, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RAY O'NEAL FALLS and MARY JEAN FALLS, Husband and Wife, 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:

The N $\frac{1}{2}$ of Lot 18, Block 8, ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Easements, restrictions and rights-of-way of record and those apparent on the land.

(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

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 \$16,000.00. The whole of the above described premises, together with all other property, real and personal, which is or may be included in the same, is hereby granted, sold and conveyed unto the said grantee and grantee's heirs, successors and assigns, together with all other property, real and personal, which is or may be included in the same, for the purpose of creating a trust for the benefit of the said grantee and grantee's heirs, successors and assigns.

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 March, 1979; 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)

X Edward W. Kyniston
Edward W. Kyniston

X Frances E. Kyniston
Frances E. Kyniston

STATE OF OREGON, County of Klamath, ss.
March 14, 1979

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 _____, a corporation, 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)

Personally appeared the above named EDWARD W. KYNISTON and FRANCES E. KYNISTON, Husband and Wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon
My commission expires: 6/28/81

Mr. and Mrs. Edward W. Kyniston

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Ray O'Neal Falls

GRANTEE'S NAME AND ADDRESS

After recording return to:

Certified Mortgage Company
803 Main, Suite 103
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Same as know listed

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 20th day of February, 1986, at 10:26 o'clock A. M., and recorded in book M86 on page 2999 or as file/reel number 58435

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By _____ Deputy

Fee: \$5.00