CUNITAIN MILLIUS COMPANY WARRANTY DEED VOL. KNOW ALL MEN BY THESE PRESENTS, That JAMES M. ROWE & LON 88054 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BILLY E. EDWARDS , 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 ap-Lot 205 of THIRD ADDITION TO SPORTSMAN PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM that portion deeded to Klamath County in Deed recorded July 27, 1961 in Book 331 at page 258, Deed Records of Klamath County, Oregon. 3606-3BD-20900 Tax account No .: 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 tee simple of the above granted premises, tree from all encumbrances EXCEPT Those Sof record and apparent upon the land, if any, 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 \$ 50,000.00. VAIWOD EANARNINA NIVANNA (O 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 HA day of _____ June ____, 1988...; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by James M. Rowe James M. Row order of its board of directors. (If executed by a corporation affix corporate seal) J. Rowe orene STATE OF OREGON, County of STATE OF OREGON, County ofKlamath Personally appearedwho, being duly sworn, <u>6 | 9</u>____ 19 88 each for himself and not one for the other, did say that the former is the president and that the latter is the Personally appeared the above named MULL Agend acknowledged the foregoing instru-more to be their voluntary act and deed. secretary of James M. Rowe & Lorene J. Rowe and that the seal affixed to the foregoing instrument is the corporation, of said corporation and that said instrument was signed and sealed in be-hall 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: More to be Burgering: (OEFICIAL SEAL) Notary Fublic for Oregon My commission expires: 6-16-17 SEAL) COEFICIAL Notary Public for Oregon My commission expires: STATE O MEG. K. O M STATE OF OREGON, JAMES M. & LORENE J. ROWE 2/030 12446 AC SUNCLY WEST AZ SUNCLY WEST AZ 22 County ofKlamath 85375 I certify that the within instrument was received for record on the BILLY E. & JEAN EDWARDS SS3 MAREEL SE Klamath Falls OR 9760) ORANTER'S NAME AND ADDRESS at 11:07 o'clock A.M., and recorded in book. M88 on page8910 or as BPACE HEBERVED FOR After recording return to: RECORDER'S USE Record of Deeds of said county. Witness my hand and seal of GRANTEE County affixed. Evelyn Biehn, County Clerk Recording Officer By Serve the Sploth Deputy NAME, ADDRESS, ZIP Until a change is requested all tax statements shall be sent to the following address. GRANTEE Fee \$8.00 NANE, ADDRESS, ZIE N TITLE COMPANY