88674 WARRANTY DEED Vol. M88 Page 10082

MTC-19946-K

KNOW ALL MEN BY THESE PRESENTS, That ROBERT L. WOOD and ROCKOLENE WOOD, husband and wife *hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* JOHN L. SIMONS and DEANNA L. SIMONS, 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 20 in Block 42, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Tax Account #3811-16C0-0200

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 *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 $ 2,500.00

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 23rd *day of* June *, 19* 88*; 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.*

X Robert L. Wood
ROBERT L. WOOD

X Rockolene Wood
ROCKOLENE WOOD

(If executed by a corporation,

STATE OF CALIFORNIA
COUNTY OF Madera } ss.

STATE OF OREGON, County of) ss.

On this 23rd day of June, in the year 1988, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert Wood and Rockolene Wood, personally known to me ~~(or proved to me on the basis of satisfactory evidence)~~ to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed it.

WITNESS my hand and official seal.

OFFICIAL SEAL
LINDA J GALLOWAY
NOTARY PUBLIC - CALIFORNIA
MADERA COUNTY
My comm. expires SEP 23, 1988

Linda J. Galloway
Notary Public in and for said State.

ROBERT L. WOOD and ROCKOLENE WOOD
42846 Highway 49
Ahwahnee, CA 93601
GRANTOR'S NAME AND ADDRESS

JOHN L. SIMONS and DEANNA L. SIMONS
185 So. Bonita Avenue
Ontario, CA 91762
GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
SAME AS GRANTEE
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 28 *day of* June *, 19* 88*, at* 2:20 *o'clock* P.*M., and recorded in book* M88 *on page* 10082 *or as file/reel number* 88674 *, Record of Deeds of said county.*

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
Recording Officer
By Pauline Mullendore *Deputy*

Fee 8.00

'88 JUN 29 PM 2 20

MOUNTAIN TITLE COMPANY