

90279

WARRANTY DEED

Vol. m88 Page 12970

KNOW ALL MEN BY THESE PRESENTS, That ~~the~~ title as HARRY DAWAIN QUINBY, NORMA F. YANTIS, HARRY DAWAIN QUINBY, and HAZEL MAXINE WEBBER, as tenants in common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PENNY L. SAMPSON, 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:

The Southerly 60 feet of Lot 13, Block 9, PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Tax Account #3909-02B1-3300

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 \$ 13,000.00

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 8th day of August, 1988; 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.

Harry DAWAIN QUINBY as attorney-in-fact for HAZEL MAXINE WEBBER
(If executed by a corporation, affix corporate seal)
HARRY DAWAIN QUINBY as attorney-in-fact for HAZEL MAXINE WEBBER

HARRY DAWAIN QUINBY as attorney-in-fact for NORMA F. YANTIS
HARRY DAWAIN QUINBY as attorney-in-fact for NORMA F. YANTIS

STATE OF ~~TEXAS~~)
County of Nolan) ss.
August 8, 1988

STATE OF OREGON, County of) ss.
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Personally appeared and who, being duly sworn,

Personally appeared the above named HARRY DAWAIN QUINBY for himself and as attorney-in-fact for NORMA F. YANTIS and HAZEL MAXINE WEBBER 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 acknowledged the foregoing instrument to be their voluntary act and deed.

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: *Ann Waller*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 1-1-91

Before me: *Debra J. Jenson*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 1-1-91

NORMA F. YANTIS, HARRY DAWAIN QUINBY, and HAZEL MAXINE WEBBER
c/o HARRY DAWAIN QUINBY, P.O. Box 31
Roscoe, TX 79545
GRANTOR'S NAME AND ADDRESS

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 11th day of Aug., 1988, at 3:25 o'clock P.M., and recorded in book M88 on page 12970 or as file/reel number 90279, Record of Deeds of said county.

Witness my hand and seal of County affixed.

PENNY L. SAMPSON
1731 Fargo
Klamath Falls, OR 97603
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

Fee \$8.00

Evelyn Biehn County Clerk
Recording Officer
By *Debra J. Jenson* Deputy