

93811

WARRANTY DEED

DONALD J. LEGGET & ELIDA LEGGET

KNOW ALL MEN BY THESE PRESENTS, That

husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STEPHANIE L. GROSS TRUST, 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 34, Block 1, BELLA VISTA - TRACT NO. 1235, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

Tax Account No: 3507 007DD 01/90

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

covenants, conditions, restrictions, easements, those of record and apparent to the land 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 \$ 37,000.00

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 10 day of November, 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.
County of Klamath
October November 10, 1988

Personally appeared the above named
Donald J. Legget & Elida Legget

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

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires 6/6/92

Elida Legget
STATE OF OREGON, County of _____) ss.
_____, 19____

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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

Legget

4861 Lawrence
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS

Gross

25554 Via Jarden
Valencia, CA 91355
GRANTEE'S NAME AND ADDRESS

After recording return to:

Gross
above address

NAME, ADDRESS, ZIP

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

Gross
above address

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 14th day of November, 1988, at 12:35 o'clock P.M., and recorded in book M88 on page 19194 or as file/reel number 93811, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Muller, Deputy

Fee \$8.00