

94213

WARRANTY DEED

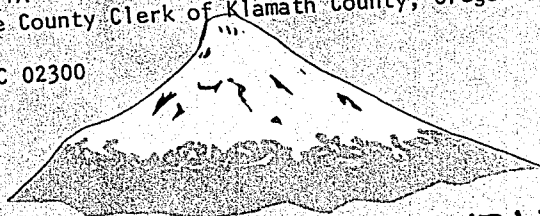
MT-20630D

DONALD J. LEGGET & ELIDA LEGGET,

KNOW ALL MEN BY THESE PRESENTS, That DONALD J. LEGGET & ELIDA LEGGET, as tenants by the entirety, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Raymond T. Llewellyn and Carolyn Llewellyn, as tenants by the entirety, 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 3, Block 2, 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 007DC 02300



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 covenant conditions, restrictions, easements, those of record and apparent to the land as of the date of this deed, together with 1988/89 taxes which are now due.

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 \$ 20,000.00

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 21 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,

County of Klamath
November 21, 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: 6-16-92

Legget

4801 Laverne
Klamath Falls, OR 97603

Llewellyn
508 Six Nations
Placencia, CA 92670

After recording return to:

Llewellyn
above address

NAME, ADDRESS, ZIP

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

Llewellyn
above address

NAME, ADDRESS, ZIP

STATE OF OREGON, County of _____ ss.

Personally appeared _____, 19____, 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 _____

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:

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 23rd day of Nov., 1988, at 1:24 o'clock PM., and recorded in book M88 on page 19907 or as file/reel number 94213.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mullins Deputy

Fee \$8.00