

94324

WARRANTY DEED

Vol. m88 Page 20084

KNOW ALL MEN BY THESE PRESENTS

That DONALD R. WHITAKER AND ROSEMARY

WHITAKER, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

PAUL L. WUNDER AND REBECCA J.

WUNDER, husband and wife

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 in Block 8 of TRACT NO. 1037, FIFTH ADDITION TO SUNSET VILLAGE,  
according to the official plat thereof on file in the office of the  
County Clerk of Klamath County, Oregon.

Account No. 41-3909-12CA-4900

Key No. 562812

## 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 those of record and apparent to the land as of the date of this instrument

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 \$ 63,900.00

Actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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 28 day of November, 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.

(If executed by a corporation,  
affix corporate seal)

Donald R. Whitaker

Rosemary Whitaker

Rosemary Whitaker

STATE OF OREGON,

County of Klamath

November 28, 19 88

STATE OF OREGON, County of

, 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

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:

Personally appeared the above named  
Donald R. Whitaker  
Rosemary Whitaker

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

Before me:  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 8-31-91

Donald R. & Rosemary Whitaker  
KEF

GRANTOR'S NAME AND ADDRESS

Paul L & Rebecca J Wunder  
3915 Redondo Way  
Klamath Falls, Oregon 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:  
KLAMATH FIRST FEDERAL S&LA  
2943 SOUTH SIXTH STREET  
KLAMATH FALLS, OREGON 97603  
NAME, ADDRESS, ZIP

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

KLAMATH FIRST FEDERAL S&LA  
2943 SOUTH SIXTH STREET  
KLAMATH FALLS, OREGON 97603  
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 28th day of Nov., 1988, at 3:29 o'clock P.M., and recorded in book M88 on page 20084 or as file/reel number 94324, Record of Deeds of said county.

Witness my hand and seal of County affixed:

Evelyn Biehn, County Clerk  
Recording Officer

By Pauline Muehlendorfer Deputy

Fee \$8.00