

95413

WARRANTY DEED

Vol. M88 Page 22150

KNOW ALL MEN BY THESE PRESENTS, That TERRY L. DELAY & VALENCIA A. HIEBERT, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THOMAS J. BURNS & SHARON R. BURNS, 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 B in Block 68 of NICHOLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3809-29DC-2600

Subject to: Liens and encumbrances of record including Contract recorded in Volume M79, page 1785, Microfilm Records of Klamath County, Oregon, which buyers agree to assume and pay. Also subject to Trust Deed in favor of Klamath First Federal Savings & Loan recorded in Volume M76, page 18594, Microfilm Records, which buyers DO NOT AGREE TO ASSUME AND PAY.

"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 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 \$ 26,500.00. However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 26,500.00. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 26,500.00. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 26,500.00.

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 December, 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, ALASKA

County of N/A

December 23, 1988

Personally appeared the above named

Terry L. Delay & Valencia A. Hiebert

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

(OFFICIAL SEAL)

Notary Public for Oregon, Alaska

My commission expires: 10/14/90

STATE OF OREGON, County of Klamath

Personally appeared and 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:

Terry L. DeLay & Valencia A. Hiebert
P. O. Box 1714
Valdez, AK 99686

GRANTOR'S NAME AND ADDRESS

Thomas J. Burns & Sharon R. Burns
5842 Marshall Drive
Huntington Beach, CA 92649

GRANTEE'S NAME AND ADDRESS

After recording return to:

MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY
407 Main Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Grantee

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 29th day of Dec., 1988, at 3:04 o'clock PM., and recorded in book M88 on page 22150 or as file/reel number 95413. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Louise Mueller, Deputy

Fee \$8.00