

95698

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That DAVID E. HOWARD & SHANNON L. HOWARD,
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LOU RAY MONTGOMERY,
& PHYLLIS E. MONTGOMERY, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 23 in Block 3 of TRACT NO. 1120, SECOND ADDITION TO EAST HILLS ESTATES, according
to the official plat thereof on file in the office of the County Clerk of Klamath County,
Oregon.

Tax Account No. 3909-1AD-2500

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 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 \$ 90,000.00

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 4th day of Jan, 1989;
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 _____) ss.
_____, 19____

STATE OF OREGON,) ss.
County of Klamath)
1-4, 19 89.

Personally appeared the above named
David E. Howard individually & as
Attorney in fact for Shannon L. Howard

and acknowledged the foregoing instru-
ment to be his voluntary act and deed.

Before me,
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 8-16-92

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 be-
half 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:

DAVID E. & SHANNON L. HOWARD

PO Box 1668
Bandon, OR 97411
GRANTOR'S NAME AND ADDRESS

LOU RAY & PHYLLIS E. MONTGOMERY

2120 Kimberly Dr.
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instru-
ment was received for record on the
5th day of Jan., 1989,
at 2:47 o'clock P.M., and recorded
in book M89 on page 278 or as
file/reel number 95698,
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