

96464

MITC-20608D

WARRANTY DEED

Vol. m89 Page 1705

KNOW ALL MEN BY THESE PRESENTS, That JOHN J. REDMAN & RUTH G. REDMAN, as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID F. AMAYA and INGRID C. AMAYA, as tenants by the entirety, 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 10 in Block 3 of RIVERVIEW ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3909 005CD 08000

\*\*31, 1986, re-recorded January 21, 1987 in Volume M87, page 1030 in favor of Town & County Mortgage, Inc, assigned to Peoples Mortgage Company, which the herein GRANTEES assume and agree to pay.

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, reservations, those of record and apparent to the land as of the date of this deed, together with Trust Deed Recorded December\*\* 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 \$ 29,500.00

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 25th day of January, 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)

John J. Redman  
Ruth G. Redman

STATE OF OREGON, ) ss.  
County of Klamath  
January 25, 1989

STATE OF OREGON, County of ) ss.  
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)

(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 6-16-90

Notary Public for Oregon  
My commission expires:

Redman  
3797 Columbine St  
Lebanon, OR 97355  
GRANTOR'S NAME AND ADDRESS

Amaya  
2228 Greensprings  
Klamath Falls, OR 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Amaya  
above address  
NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address.  
no change  
NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.  
County of Klamath

I certify that the within instrument was received for record on the 26th day of Jan., 1989, at 11:56 o'clock AM., and recorded in book M89 on page 1705 or as file/reel number 96464  
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Pauline Mueller Deputy

SPACE RESERVED FOR RECORDER'S USE

Fee \$8.00