

MTL-20932 P

KNOW ALL MEN BY THESE PRESENTS, That GEORGE A. TRACY & FLORENCE M. TRACY,
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HARRY G. LUX & VIVIAN LUX, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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 7, Block 5, RIVER PINE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 2309-24A0-1500

"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 and 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 \$ 15,000.00.
~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 15,000.00. The above stated consideration is not to be construed as a limitation on the grantor's obligation to defend the title to the property described in this instrument against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.~~

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, 19 89; 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.

George A. Tracy
Florence M. Tracy by George A. Tracy
as Attorney in fact

STATE OF OREGON,
County of Deschutes)
Jan. 25, 19 89) ss.

Personally appeared the above named George A. Tracy, individually & as Attorney in fact for Florence M. Tracy

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

(OFFICIAL SEAL) [Signature]
Notary Public for Oregon
My commission expires: 1-25-92

George A. Tracy & Florence M. Tracy
95 NE Xerxes
Bend, OR 97701
GRANTOR'S NAME AND ADDRESS
Harry G. Lux & Vivian Lux
16047 Burgess Rd.
LaPine, OR 97739
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, 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 _____, 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: _____

STATE OF OREGON,) ss.
County of Klamath
I certify that the within instrument was received for record on the 27th day of Jan., 19 89, at 2:40 o'clock PM., and recorded in book M89 on page 1766 or as file/reel number 96498, Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Douline M. Mendenhall Deputy.