

96634

WARRANTY DEED

Vol. m89 Page 2027

KNOW ALL MEN BY THESE PRESENTS, That

SYLVIA J. MACY, who acquired title as

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RUSSELL G. CARPENTER & FRANCES CARPENTER, as tenants by the entirety

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 1 of TRACT 1043, Resubdivision of a portion of Tract 11 and all of Tract 28 HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account 3909 011AB 03300

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, those of record and apparent to the land as of the date of this deed.

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 \$ 59,500.00

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 1st day of February, 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)

Sylvia J. Macy, who acquired title as
Sylvia J. Ohlerich

STATE OF OREGON,

County of Klamath

February 1, 1989

STATE OF OREGON, County of

, 19

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

Personally appeared the above named

Sylvia J. Macy

and acknowledged the foregoing instrument to be her

voluntary act and deed.

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:

Notary Public for Oregon

My commission expires: 8-31-91

Macy c/o KFF

GRANTOR'S NAME AND ADDRESS

Russell G. Carpenter

Frances Carpenter

3528 Montavilla Drive

Klamath Falls, Oregon 97603

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

Fee \$8.00

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 1st day of Feb., 1989, at 2:57 o'clock P. M., and recorded in book M89 on page 2027 or as file/reel number 96634, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Mullens Deputy