

98111

MTC 21034

WARRANTY DEED

Vol. 289 Page 4467KNOW ALL MEN BY THESE PRESENTS, That DENNIS L. McCLURE & OLGA McCLURE, as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KELLY W. DURYEA & JODEEN R. DURYEA, 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 2 in Block 16 of TRACT NO. 1112, EIGHT ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3909-12CA-1800

"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 \$ 84,500.00. ~~Howsoever the actual consideration paid for this transfer, stated in terms of dollars, is \$ 84,500.00. The sentence between the symbols of dollars should be deleted. See ORS 93.030.)~~

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 14th day of March, 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.

Dennis L. McClure
Dennis L. McClure

Olga McClure
Olga McClure

STATE OF OREGON,
County of Klamath ss.
3/14, 19 89.

STATE OF OREGON, County of _____ ss.
_____, 19 ____.

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:

Personally appeared the above named _____
Dennis L. McClure & Olga
McClure

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

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

Dennis L. & Olga McClure
3608 A La Jolla Ct
Klamath Falls GRANTOR'S NAME AND ADDRESS
OR 97603

Kelly W. & Jodeen R. Duryea
3845 LaMarada Way
Klamath Falls, OR GRANTEE'S NAME AND ADDRESS
97603

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 instrument was received for record on the 16th day of March, 19 89, at 3:03 o'clock P M., and recorded in book M89 on page 4467 or as file/reel number 98111.
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer

By Pauline Mullen Deputy

Fee \$8.00