

# MOUNTAIN TITLE COMPANY

98118

MTC 20921

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ALMA ROY

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL J. TOENJES & PATRICIA H. TOENJES, 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:

The North half of Lot 7, less the Easterly 22.5 feet of said Lot, the North half of Lot 8, all in Block 55, SECOND HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3809-28CC-3800

"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 appærent upon the land, if any, 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 \$ 3,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols, if not applicable, 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 15th 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.

Alma Roy

*Alma Roy*

STATE OF OREGON,

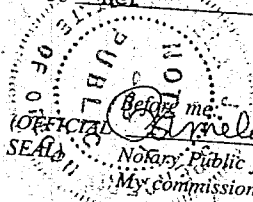
County of Klamath

3/15, 19 89 ss.

Personally appeared the above named Alma Roy

Alma Roy

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



Notary Public for Oregon  
My commission expires: 8-16-92

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:

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

(OFFICIAL SEAL)

Alma Roy  
330 Martin St  
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS

Michael J. Toenjes & Patricia H. Toenjes  
325 Michigan Ave  
Klamath Falls OR 97601

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

SPACE RESERVED

FOR

RECORDERS USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 16th day of March, 19 89, at 4:16 o'clock P.M., and recorded in book M89 on page 4482 or as file/reel number 98118

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

*Pauline Muller* Deputy

Fee \$8.00

MOUNTAIN TITLE COMPANY