

98551

WARRANTY DEED

Vol. m89 Page 5266

MTC-21019P

KNOW ALL MEN BY THESE PRESENTS, That GLENN E. SPULLER & MARGARET H. SPULLER, Husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SEGUNDO S. JUNIO & VALENTINA F. JUNIO, 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 19 in Block 26 of TRACT 1113 - OREGON SHORES, UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3507-17CC-4100

"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 including Trust Deed recorded in Volume M88, page 19439 in favor of Agtaguem, which buyers herein DO NOT AGREE to assume and pay, 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 \$ 13,500.00. ~~From the proceeds of the sale of the property described in this instrument, the grantor shall pay to the grantee the sum of \$13,500.00, which shall be held by the grantee for the purpose of paying the taxes and other charges on the property described in this instrument.~~ 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 29th 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.

Glenn E. Spuller
Glenn E. Spuller

Margaret H. Spuller
Margaret H. Spuller

STATE OF OREGON, County of Klamath) ss.
_____, 19 89

STATE OF OREGON,)
County of Klamath) ss.
3/29, 19 89

Personally appeared the above named Glenn E. Spuller & Margaret H. Spuller

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

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:

Before me: Pauline Mullendor
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 8/16/92

Glenn E. & Margaret H. Spuller

HC 30 Box 127 A
Chiloquin OR 97624
GRANTOR'S NAME AND ADDRESS

Segundo S. & Valentina F. Junio

#17 Clara St
Kaiser Dededo GUAM 96912
GRANTEE'S NAME AND ADDRESS

After recording return to:

Segundo S. & Valentina F. Junio

ABOVE

NAME, ADDRESS, ZIP

Send a check or money order payable to the following address

Grantee ABOVE

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 30th day of March, 19 89, at 9:09 o'clock A. M., and recorded in book M89 on page 5266 or as file/roll number 98551.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Mullendor Deputy

Fee \$8.00