

98905

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That  
TWYLA A. FLOCKOT

Vol. m89 Page **6006**

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_  
ROBERT B. LEGG and JUDY M. LEGG, husband and wife  
 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 therein to belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lots 1 and 2 in Block 7 of BUENA VISTA 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.

Klamath County Tax Account #3809-019CC-04900.

*"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."*

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 all those of record and those apparent upon the land, if any, as of the date of this deed.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 39,500.00

amount paid for this transfer, stated in terms of dollars, is \$ 39,500.00

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 4 day of April, 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.

Twyla A. Flockot

STATE OF ~~OREGON~~ COLORADO )  
County of Boulder ) ss.  
April 4th 19 89

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
10

Personally appeared \_\_\_\_\_, 19\_\_\_\_\_,  
\_\_\_\_\_ and  
\_\_\_\_\_ who, being duly sworn,  
do hereby depose and say that the former is the  
\_\_\_\_\_ president and that the latter is the  
\_\_\_\_\_ secretary of \_\_\_\_\_

Personally appeared the above named \_\_\_\_\_  
TWYLA A. FLOCKOI

\_\_\_\_\_ , a corporation,  
 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.

County of        Klamath

I certify that the within instrument was received for record on the 7th day of April, 19 89, at 4:43 o'clock PM., and recorded in book M89 on page 6006 or as file/reel number 98905.  
Record of Deeds of said county.

Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By William Mulford Deputy

Fee \$8.00

**MOUNTAIN TITLE COMPANY**