

99085

MLC-21209P

WARRANTY DEED

Vol. m89 Page 6361

KNOW ALL MEN BY THESE PRESENTS, That HEATHER JACKY CARROLL, who acquired
title as Heather Jacky

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAN C. ALLEN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, 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 17 in Block 5 of TRACT NO. 1025, WINCHESTER ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3909-11CD-9000

SUBJECT TO: Liens and encumbrances of record including Trust Deed in favor of Klamath First Federal Savings and Loan Association recorded in Volume M76, page 13100, Microfilm Records of Klamath County, Oregon, which buyer herein agrees to assume and pay.

"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,

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 \$ 35,900.00

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 253,300.00

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 14th 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.

Heather Jacky Carroll
Heather Jacky Carroll

Heather Jacky Carroll

STATE OF OREGON,)
County of Klamath) ss.
4114 1989

Personally appeared the above named _____
Heather Jacky Carroll

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

STATE OF OREGON, County of _____) ss.
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Personally appeared _____ and

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:

Heather Jacky Carroll
4220 Pepperwood
Klamath Falls OR 97603

Dan C. Allen
5132 Gatewood Drive
Klamath Falls

After recording return to:
Dan C. Allen
 5132 Gatewood Dr.
 Klamath Falls OR 97603

Until a change is requested all statements shall be sent to the following address.

Dan C. Allen
5132 Gatewood Dr
Klamath Falls OR 97603
SEND ADDRESS CHG

STATE OF OREGON,

County of Klamath
I certify that the within instrument was
received for record on the 14th
day of April, 19 89,
at 11:24 o'clock A M., and recorded
in book M89 on page 6361 or as
file/reel number 99085,
Record of Deeds of said county.

Witness my hand and seal of County
affixed

Evelyn Biehn, County Clerk
Recording Officer
M. Audene Miller, Deputy

Fee \$8.00

MOUNTAIN TITLE COMPANY