

99086

WARRANTY DEED

Vol. m89 Page 6362

KNOW ALL MEN BY THESE PRESENTS, That
RODNEY J. GARRETT

RODNEY J. GARRETT

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____
DANNY R. ALLEN and CYNTHIA L. ALLEN, 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 apper-
taining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Tract 21, INDEPENDENCE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Easterly 100 feet thereof.
Klamath County Tax Account #3909-011AA-00900.

SUBJECT TO: Trust Deed, including the terms and provisions thereof, dated August 23, 1978 and recorded August 23, 1978, in Volume M78, page 18766, Microfilm Records of Klamath County, Oregon, in favor of Klamath First Federal Savings & Loan Association, as Beneficiary, which the above named Grantees agree to assume and pay in full.

"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 \$ 17,000.00

consideration paid for this transfer, stated in terms of dollars, is \$ 17,000.00
 of the consideration for the same, which includes other property or value given or promised which is the whole
 for QRS 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 21st day of August, 1994.

In Witness Whereof, the grantor has executed this instrument this 11th 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.

RODNEY J. GARRETT

STATE OF OREGON,
County of Klamath ss.
April 11, 19 89

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

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 _____.

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)

STATE OF OREGON,
County of Klamath ss.

County of Klamath ss.
I certify that the within instrument was
received for record on the 14th
day of April, 19 89,
at 11:24 o'clock AM., and recorded
in book M89 on page 6362 or as
file/reel number 99086,
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Barbara Miller Deputy

Fee \$8.00

MOUNTAIN TITLE COMPANY