

99109

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

ALTON P. ELDER hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALICE L. MC KENZIE 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:

TRACT NO. 42 of PLEASANT HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Klamath County Tax Account #3909-002BA-02600.

"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 all those of record and those apparent upon the land, if any, as of the date of this deed 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 \$ 34,000.00

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 10th 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.

ALTON P. ELDER

STATE OF OREGON, County of Klamath, April 10, 19 89 ss.

STATE OF OREGON, County of ss.

Personally appeared the above named ALTON P. ELDER and acknowledged the foregoing instrument to be his 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: Kristi L. Redd Notary Public for Oregon My commission expires: 11/12/91

Before me: Notary Public for Oregon My commission expires:

Form with fields for GRANOR'S NAME AND ADDRESS (ALTON P. ELDER, 745 Rose, Klamath Falls, OR 97601) and GRANTEE'S NAME AND ADDRESS (ALICE L. MC KENZIE, 1847 Ivory, Klamath Falls, OR 97603). Includes checkboxes for 'SAME AS GRANTEE' and 'SAME, ADDRESS, ZIP'.

Form for recording with fields for STATE OF OREGON, County of Klamath, and recording details: received for record on the 14th day of April, 19 89, at 4:46 o'clock P.M. and recorded in book M89 on page 6411 or as file/reel number 99109. Witness my hand and seal of County affixed. Signed by Evelyn Biehn, County Clerk and Paula Mueller, Deputy Recording Officer.

Fee \$8.00