99186

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That _

RICHARD G. LEE and SHARON G. LEE, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ______ TERRY L. HAGER and DESSA L. HAGER, 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 thereunto belonging or appertaining, situated in the County of <u>Klamath</u> and State of Oregon, described as follows, to-wit:

The NE_4^1 NE_4^1 of Section 28, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon. according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Tax Account #3612-02800-00100.

"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 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 \$ 10,000.00

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 194 day of ______ April _____, 19 89 ;

In Witness Whereof, the grantor has executed this instrument this 7^{α} day of <u>kpril</u>, 19 <u>89</u>; T a corporate grantor, it has caused its name to be signed and scal difficed by us officers, duly authorized thereto by order of its board of directors.

G. RTCHARD LEF E U **C** SHARON G LEE STATE OF OREGON, STATE OF OREGON, County of 22 (County of Klamath April', Personally appeared and _ who, being duly sworn, Personally appeared the above named each for himself and not one for the other, did say that the former is the RICHARD G. LEE and SHARON G. LEE __ president and that the latter is the _ secretary of _ UDLISE , a corporation, and acknowledged the foregoing instrument and that the seal affixed to the foregoing instrument is the corporate Otheir seal of said corporation and that said instrument was signed and sealed to be __ voluntary act and deed. 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 (OFFICIAL SEAL) Notary Public for Oregon SEAL) Notary Public for Oregon My commission expires: My commission expires: RICHARD G. LEE and SHARON STATE OF OREGON. Teal .d SS. manta OR 9 7623

SPACE RESERVED

FOR

RECORDER'S USE

Fee \$8.00

TERRY L. HAGER and DESSA L. HAGER P.O. Box 85 Beatty, OR 97621

GRANTLE'S NAME AND ADDRESS

TERRY L. HAGER and DESSA L. HAGER P.O. Box 85 Beatty, OR 97621

Unit a change is respected at the sufferences shall be seen to the following address TERRY L. HAGER and DESSA L. HAGER P.O. Box 85 Beatty, OR 97621

| County ofKlamath |
|--|
| I certify that the within instrument was |
| received for record on the 18th |
| day of 19_89_, |
| at 4:27_o'clock P.M., and recorded |
| in book <u>M89</u> on page <u>6560</u> or as |
| file/reel number99186 , |
| Record of Deeds of said county. |
| Witness my hand and seal of County |
| affixed. |

Evelyn Biehn, County Clerk Recording Officer B) Carliner Mile and strong Deputy