

99281

WARRANTY DEED

Vol. m89 Page 6725

KNOW ALL MEN BY THESE PRESENTS, That DARRELL A. PECKHAM

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____
MERTON L. ANDERBERG AND SYBIL J. ANDERBERG, 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:

Lot 4 in Block 3 of TRACT 1002-LA WANDA HILLS, according to the official plat
 thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No. 20 3908 014C0 03100
 Key No. 497082

"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 to the land

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 \$ 65,500.00
~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or~~
~~part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted.~~
 See ORS 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 20th 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.

Darrell A. Peckham
 Darrell A. Peckham

STATE OF OREGON,
 County of Klamath ss.
April 20, 19 89.

Personally appeared the above named
DARRELL A. PECKHAM

and acknowledged the foregoing instrument
 to be his voluntary act and deed.

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

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:

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was
 received for record on the 21st
 day of April, 19 89 ,
 at 9:54 o'clock A.M., and recorded
 in book M89 on page 6725 or as
 file/reel number 99281 ,

Record of Deeds of said county.

Witness my hand and seal of County
 affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Darrell A. Peckham Deputy

Fee \$8.00