

99343 MTC-2250P

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

GLENN EVERETT LAND & FRANCES LORENE LAND,

as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JIMMY CLEM & YVONNE CLEM, 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 Klamath and State of Oregon, described as follows, to-wit:

The North $\frac{1}{2}$ of Lot 7, Block 7, ALTAMONT ACRES, According to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3909-10AC-5400

"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 \$ 32,500.00

~~However, the actual consideration for this transfer, stated in terms of dollars, is \$ 32,500.00 and the balance of the consideration is in the form of a promissory note, which is attached hereto and is hereby incorporated by reference into this deed.~~

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 13th 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.

Glenn Everett Land
Glenn Everett Land

Frances Lorene Land
Frances Lorene Land

STATE OF OREGON, County of Klamath) ss.

Personally appeared _____, 19 _____

STATE OF OREGON, County of Klamath) ss.
4-13, 19 89

Personally appeared the above named: Glenn Everett Land & Frances Lorene Land

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

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 _____

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: _____

Notary Public for Oregon
My commission expires: 8-16-92

GLENN EVERETT LAND & FRANCES LORENE LAND
22201 L.A. HIGHWAY-1
RODESS, CA 91069

GRANTOR'S NAME AND ADDRESS

JIMMY CLEM & YVONNE CLEM
10661 Chapman

Garden Grove, Calif. 92640

GRANTEE'S NAME AND ADDRESS

JIMMY CLEM & YVONNE CLEM

as above

NAME, ADDRESS, ZIP

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

JIMMY CLEM & YVONNE CLEM

as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath
I certify that the within instrument was received for record on the 24th day of April, 19 89, at 3:40 o'clock P M., and recorded in book M89 on page 6843 or as file/reel number 99343

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Paula M. McNamara Deputy

Fee \$8.00