

WARRANTY DEED

THOMAS E. MANLY & EVELYN M. MANLY,

99612

MT-212431C

KNOW ALL MEN BY THESE PRESENTS, That  
as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Anthony J. Grossman & Mary J. Grossman, as tenants by the entirety

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:

A Tract of land in Lot 9 of Section 7, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a coast geodetic survey pin in the Northeast corner of said Lot 9, thence West 569.5 feet to a steel pin; thence South 173.4 feet to the true point of beginning; thence East 208.5 feet; thence South 209 feet; thence West 208.5 feet; thence North a distance of 209 feet to the point of beginning.

Tax Account No: 3507 007BD 00300

"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 covenants, conditions, restrictions, easements, those of record and apparent to the land 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 \$ 67,500.00

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 27th 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.

Thomas E. Manly  
Thomas E. Manly

Evelyn M. Manly  
Evelyn M. Manly ) ss.  
STATE OF OREGON, County of \_\_\_\_\_, 19 \_\_\_\_\_.

STATE OF OREGON, )  
County of Klamath ) ss.  
April 27, 19 89.

Personally appeared the above named  
Thomas E. Manly & Evelyn M. Manly

and acknowledged the foregoing instrument to be their 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.

(OFFICIAL SEAL)

Before me:  
Frist L. Redd  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: 11/16/91

Notary Public for Oregon  
My commission expires:

Manly	GRANTOR'S NAME AND ADDRESS
HC 30 Box 106A	
Chiloquin, OR 97624	
Grossman	GRANTEE'S NAME AND ADDRESS
HC 30 Box 106A	
Chiloquin, OR 97624	
After recording return to:	
Grossman	
above address	
NAME, ADDRESS, ZIP	
Unit a change is requested all tax statements shall be sent to the following address:	
Grossman	
above address	
NAME, ADDRESS, ZIP	

STATE OF OREGON, ss.  
County of Klamath  
I certify that the within instrument was received for record on the 28th day of April, 19 89, at 9:42 o'clock A M., and recorded in book M89 on page 7345 or as file ref: number 99612, Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Caroline Mueller Deputy

Fee \$8.00