

99614

MTC-21302-D

WARRANTY DEED

BEN HUGHES PATTERSON, JR. & RITA M. PATTERSON

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 STANLEY K. JONES, hereinafter called

& DEBORAH D. JONES, 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:

Lot 4 in Block 9 of THIRD ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax account no 3909 001BA 11500

"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 covenants, conditions, restrictions, easements, those of record and apparent to the land 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 \$55,900.00.

However, the consideration stated above is not to be construed as a limitation on the power of the grantor to convey the property by any other instrument.

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 20 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.

Ben Hughes Patterson, Jr.
Ben Hughes Patterson, Jr.
Rita M. Patterson
Rita M. Patterson

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

Personally appeared the above named
Ben Hughes Patterson, Jr. & Rita M. Patterson

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

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 6/16/92

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:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Patterson
7308 Reeder Rd
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS

Jones
6446 Climax Ave
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

All recording return to
Jones
above address

NAME, ADDRESS, ZIP

If no charge is requested all tax statements shall be sent to the following address

Tax Service

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 7348 or as file/reel number 99614.

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

Evelyn Biehn, County Clerk
Recording Officer

Deanna Muscarella Deputy

Fee \$8.00