

MTL-21253 K

99647
MIL-21000
KNOW ALL MEN BY THESE PRESENTS, That
PAUL L. WUNDER and REBECCA JANE WUNDER, husband and wife
for the consideration hereinafter stated, to grant

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CLIFFORD E. DUKES and ANNIE M. DUKES, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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 7 in Block 1 of KELENE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Tax Account #3909-015AA-00700.

"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 and that grantor and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming under the above described encumbrances.

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 \$ 100.00.

XXXXXX XXXXXXXX XXXXXXXX
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, 1991, 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.

Paul W. Winder
PAUL W. WINDER

PAUL L. WUNDER

REBECCA JANE WUNDER

REBECCA JANE WUNDER
STATE OF OREGON, County of _____) ss
10

STATE OF OREGON,
County of Klamath
April 27th, 19 89

Personally appeared _____, 19____, and _____ who, being duly sworn,

Personally appeared the above named!
PAUL L. WUNDER and REBECCA JANE WUNDER

Personally appeared _____ 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 _____ corporation.

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

_____, 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

Before me:

(OFFICIAL
SEAL)

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires:

Notary Public for Oregon
My commission expires:

PAUL L. WUNDER and REBECCA JANE WUNDER
3915 Redondo Way
Klamath Falls, OR 97603

STATE OF OREGON,

SS

CLIFFORD E. DUKES and ANNIE M. DUKES
3941 Kelley
Klamath Falls, OR 97603

County of Klamath
I certify that the within instrument was
received for record on the 28th
day of April, 19 89,
at 2:39 o'clock P M., and recorded
in book M89 on page 7394 or as
file/reel number 99647.
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

After recording return to

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

SAME, ADDRESS. ZII

Fee \$8.00

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Muller Deputy

Fee \$8.00

MOUNTAIN TITLE COMPANY