

99747

MTL-21285K

WARRANTY DEED

Vol. m89 Page 7577

KNOW ALL MEN BY THESE PRESENTS, That LELAND D. HON and DOROTHY M. HOGAN, not as tenants in common, but with the right of survivorship hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRANKLIN M. PUDDY and SUSAN C. PUDDY, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 6 in Block 5, TRACT NO. 1065, IRISH BEND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH an undivided 1/90th interest in and to Lot 12, Block 4, IRISH BEND, Klamath County Tax Account #3507-017CD-00800. TOGETHER WITH a 1978 Fleetwood Mobile Home, Serial #IDFL2B824041219, now situs upon the property. Klamath County Tax Account #M148181.

SUBJECT TO: Trust Deed dated September 6, 1984, and recorded September 14, 1984, in Volume M84, page 15958, Microfilm Records of Klamath County, Oregon, in favor of Charles M. Randall, as Beneficiary which Grantees named above agree to assume and pay in full.

"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 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 \$ 45,000.00. However, the actual consideration consists of or includes other property or value given or promised which is ~~the whole~~ 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 26th 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.

Leland D. Hon
LELAND D. HON

Dorothy M. Hogan
DOROTHY M. HOGAN

STATE OF OREGON,)
County of Klamath) ss.
April 26, 19 89

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

Personally appeared the above named
LELAND D. HON and DOROTHY M. HOGAN

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

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) Kristin Redd
Notary Public for Oregon
My commission expires: 11/16/91

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

LELAND D. HON and DOROTHY M. HOGAN	
P.O. Box 703	
Chiloquin, OR 97624	
GRANTOR'S NAME AND ADDRESS	
FRANKLIN M. PUDDY and SUSAN C. PUDDY	
HC 30 Box 1612	
Chiloquin, OR 97624	
GRANTEE'S NAME AND ADDRESS	
After recording return to:	
SAME AS GRANTEE	
NAME, ADDRESS, ZIP	
Until a change is requested all statements shall be sent to the S-B wing 2-B-555	
SAME AS GRANTEE	
NAME, ADDRESS, ZIP	

STATE OF OREGON, ss.	
County of <u>Klamath</u>	
I certify that the within instrument was received for record on the <u>2nd</u> day of <u>May</u> , 1989, at <u>3:27</u> o'clock <u>P.M.</u> and recorded in book <u>M89</u> on page <u>7577</u> or as file/reel number <u>99747</u> , Record of Deeds of said county.	
Witness my hand and seal of County affixed.	
<u>Evelyn Biehn, County Clerk</u> Recording Officer	
By <u>Pauline Mullendare</u> Deputy	
Fee \$8.00	