

99752

MT-21377K

KNOW ALL MEN BY THESE PRESENTS, That

PAUL W. WHITLATCH and BARBARA J. WHITLATCH, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called

ABEL LEON and ELIZABETH LEON, 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:

Lot 4, Block 2, TRACT 1181, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Tax Account #4112-016DB-02300.

"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 \$ 5,000.00.

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 2nd day of May, 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.

PAUL W. WHITLATCH

BARBARA J. WHITLATCH

STATE OF OREGON, County of _____) ss.

STATE OF OREGON, County of Klamath) ss.
May 2, 19 89

Personally appeared _____ and

Personally appeared the above named _____ each for himself and not one for the other, did say that the former is the
PAUL W. WHITLATCH and BARBARA J. WHITLATCH president and that the latter is the
secretary of _____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 SEAL)

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 11/16/91Notary Public for Oregon
My commission expires:PAUL W. WHITLATCH and BARBARA J. WHITLATCH
5005 Highway 39
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

ABEL LEON and ELIZABETH LEON
P.O. Box 378
Malin, OR 97632

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax return res. shall be sent to the following address:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath
I certify that the within instrument was received for record on the 3rd day of May, 19 89, at 8:47 o'clock A.M. and recorded in book M89 on page 7584 or as file/reel number 99752, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer

B. J. Anderson, Deputy

Fee \$8.00