

99947 MC-21375P

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That HARRY G. LUX & VIVIAN LUX, as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GREGORY A. HESS, SR. & ELIZABETH HESS, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and und grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances therunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 7, Block 5, RIVER PINE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 2309-24AO-1500

SUBJECT TO: Liens and encumbrances of record, including existing Trust Deed in favor of George A. Tracy & Florence M. Tracy, which buyers herein 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 those of record and 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 \$ 20,000.00.
~~XXXXXX THE GRANTOR HEREBY CERTIFIES THAT THE ABOVE STATED CONSIDERATION IS THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER AND THAT NO OTHER CONSIDERATION HAS BEEN PAID OR RECEIVED FOR THIS TRANSFER. IF ANY OTHER CONSIDERATION HAS BEEN PAID OR RECEIVED, IT IS THE DUTY OF THE GRANTOR TO DISCLOSE THE SAME IN A SEPARATE 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 5th 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.

Harry G. Lux
 Harry G. Lux

Vivian Lux
 Vivian Lux

STATE OF OREGON,
 County of Deschutes, ss.
May 5th, 19 89.

Personally appeared the above named
Harry G. Lux & Vivian Lux

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

NOTARY PUBLIC
 Before me, Russell S. Snider
 Notary Public for Oregon
 My commission expires: 10/4/90

HARRY G. LUX & VIVIAN LUX
 16047 Burgess Road
 LaPine, OR 97739

GRANTOR'S NAME AND ADDRESS
Gregory A. Hess, Sr. & Elizabeth Hess
HC 61, Box 9
LaPine, OR 97739

GRANTEE'S NAME AND ADDRESS
Gregory A. Hess, Sr. & Elizabeth Hess
HC 61, Box 9
LaPine, OR 97739

NAME, ADDRESS, ZIP
Gregory A. Hess, Sr. & Elizabeth Hess
HC 61, Box 9
LaPine, OR 97739

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.
 County of Klamath, ss.
 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: _____ (OFFICIAL SEAL)
 Notary Public for Oregon
 My commission expires: _____

STATE OF OREGON, ss.
 County of Klamath, ss.
 I certify that the within instrument was received for record on the 9th day of May, 19 89, at 12:48 o'clock P.M., and recorded in book M89 on page 7939 or as file/reel number 99947.
 Record of Deeds of said county.
 Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
 Recording Officer
By Debra M. Mendenhall Deputy

Fee \$8.00