

118

WARRANTY DEED

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husband and wife

KNOW ALL MEN BY THESE PRESENTS, That MICHAEL L. SPENCER & PAMELA J. SPENCER,hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by W. BRUCE McCALLUM  
& CONSTANCE J. McCALLUM, husband and wifethe 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 11, Block 12, TRACT NO. 1143, RESUBDIVISION of a portion of Blocks 11, 12, 13 and 14, PEÑA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3809-19CD-4900

"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 \$ 59,900.00

However, the actual consideration consists of or includes other property or value given or promised where the whole part of the consideration (including what) is not applicable, should be stated. See CRS 93.0307.

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 12th 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.Michael L. Spencer  
Michael L. SpencerPamela J. Spencer  
Pamela J. Spencer

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

Personally appeared \_\_\_\_\_ and

each for himself and not one for the other, did say that the former is the \_\_\_\_\_ who, being duly sworn, president and that the latter is the \_\_\_\_\_ secretary of \_\_\_\_\_

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)

STATE OF OREGON,

County of Klamath ) ss.  
May 12, 19 89

Personally appeared the above named \_\_\_\_\_

Michael L. Spencer & Pamela J. Spencerand acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

David Chandler  
Before me:  
Notary Public for Oregon  
My commission expires: 7-6-90MICHAEL L. & PAMELA J. SPENCER2743 Aurora DriveKlamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

W. Bruce McCallum & Constance J. McCallum2504 Yonna St.Klamath Falls, OR 97601

GRATTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal Savings & Loan Assn.540 Main St.Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

same as above

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 12th day of May, 19 89, at 3:31 o'clock P.M., and recorded in book M89 on page 8215 or as file/reel number 118.  
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording OfficerBy Douglas M. Hildebrand Deputy

Fee \$8.00