

456

MOUNTAIN TITLE COMPANY

WARRANTY DEED

Vol. m89 Page 8851

KNOW ALL MEN BY THESE PRESENTS, That RAY R. AWMILLER & SUSAN A. AWMILLER, co-owners pursuant to the provisions of ORS 107.105 1 (f)

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVE ALAN SPERRY & PAMELA KAY SPERRY, 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 7, Block 1, ROLLING HILLS SUBDIVISION, TRACT 1099, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3910-19A0-700

SUBJECT TO: Liens and encumbrances of record, including Trust Deed recorded in Volume M78, page 6073, Microfilm Records of Klamath County, Oregon, in favor of Klamath First Federal Savings & Loan Association, which buyers herein agree to assume and pay.

"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,

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 \$ 73,000.00

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 18th 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.

Ray R. Awmiller
Ray R. Awmiller

Susan A. Awmiller
Susan A. Awmiller

STATE OF OREGON,
County of Lane,
May 19, 19 89 SS.

Personally appeared the above named
Susan A. Awmiller

STATE OF OREGON,
County of Klamath } ss.

BE IT REMEMBERED, That on this 18th day of May, 19 89, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Ray R. AWMILLER

Known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Pamela Spencer
Notary Public for Oregon
My Commission expires 8/16/90

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

Before me,
[Signature]
Notary Public for Oregon
My Commission expires: 4/8/93

Ray R. Awmiller - 1012 Eldorado Klamath Falls OR 97601
Susan A. Awmiller - 5040 E STREET #10 Springfield OR 97478

GRANTOR'S NAME AND ADDRESS

Dave Alan Sperry & Pamela Kay Sperry
8707 Rockinghorse Lane
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

Dave Alan Sperry & Pamela Kay Sperry
8707 Rockinghorse Lane
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Dave Alan Sperry & Pamela Kay Sperry
8707 Rockinghorse Lane
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath SS.

I certify that the within instrument was received for record on the 22nd day of May, 19 89, at 3:39 o'clock P.M., and recorded in book M89 on page 8851 or as file/reel number 456

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

D. Pauline Mueller, Deputy

Fee \$8.00

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY