

864

WARRANTY DEED

MTC-21574K
KNOW ALL MEN BY THESE PRESENTS, That

DAN C. ALLEN

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

LINDA S. NEWLAND

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:

Lots 3, 4, 5, 27, and 28, Block 69, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT #3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Tax Account #3811-010C0-03800, #3811-010C0-03900, #3811-010C0-04000, #3811-010C0-03600, & #3811-010C0-03700.

"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

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 \$ 80,000.00 and that

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 31st 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.

Dan C. Allen
DAN C. ALLEN

STATE OF OREGON,)
County of Klamath) ss.
May 31, 19 89.

Personally appeared the above named _____

DAN C. ALLEN;

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

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

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.

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires: 11/16/91

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

DAN C. ALLEN

5132 Gatewood

Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

LINDA S. NEWLAND

Rt. 2 Box 178

Bonanza, OR 97623

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements 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 1st day of June, 19 89, at 12:45 o'clock P.M., and recorded in book M89 on page 9613 or as file/reel number 864, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer

By Debra M. Mullens Deputy

Fee \$8.00