

1410

WARRANTY DEED

Vol. m89 Page 10520

KNOW ALL MEN BY THESE PRESENTS, That GERALD M. FITZPATRICK and SALLY S. FITZPATRICK,
as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT R. ROSS
and COY M. ROSS, as tenants by the entirety

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 19, LAKESHORE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No 3808 025DB 02400

"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 reservations, restrictions, easements, agreements, those of record and apparent to the land 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 \$ 78,000.00. However, the actual consideration consists of 78,000.00 of value given or promised which is a part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 83.630)

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 13th day of June, 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.

Gerald M. Fitzpatrick
Gerald M. Fitzpatrick

Sally S. Fitzpatrick
Sally S. Fitzpatrick

STATE OF OREGON,
County of Klamath ss.
June 13, 19 89

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

Personally appeared the above named
Gerald M. Fitzpatrick and
Sally S. Fitzpatrick

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 _____

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)

Before me:
David Chandler
(OFFICIAL
SEAL)
Notary Public for Oregon
My commission expires: 7-6-90

Before me:

Notary Public for Oregon
My commission expires:

Fitzpatrick 40 KEE

GRANTOR'S NAME AND ADDRESS

1044 Lakeshore Dr.
Klamath Falls OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath 1st Federal Svc
540 Main St.
Klamath Falls OR 97601

NAME, ADDRESS, ZIP

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

Klamath First Fed

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was
received for record on the 13th
day of June, 19 89,
at 11:46 o'clock A M., and recorded
in book 889 on page 10520 or as
file/reel number 1410.

Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mulladore Deputy

Fee \$8.00