

WARRANTY DEED

Vol. M89 Page 1102

GRANTOR: Gary L. Simmonds and Ruth A. Simmonds

CONVEYS AND WARRANTS TO

GRANTEE: Edward M. Holloran and Jacquelyn D. Holloran, Husband and Wife

the following described real property free of encumbrances except as specifically set forth herein:
Lot 7 of Block 7, River West, according to the official plat thereof on file in the office of
the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying with the limits of streets, roads or highways.
2. A 20 foot building setback line from River Road as shown on the dedicated plat.
3. An 8 foot utility easement over Westerly and Southerly lot line as shown on the dedicated plat.

Tax Account Number: 2408 025D0 05100

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 appropriate city or county planning department to verify approval uses.

The true and actual consideration for this transfer is \$ 55,000.00

If grantor is a corporation, this has been signed by authority of the Board of Directors, with the seal of said corporation affixed.

DATED: June 19th, 1989

GRANTOR:

Gary L. Simmonds
Gary L. Simmonds
Ruth A. Simmonds
Ruth A. Simmonds

Until a charge is requested, all tax statements shall be sent to the following address: Edward M. Holloran & Jacquelyn D. Holloran
PO Box 767 Gilchrist, OR 97737

STATE OF OREGON, County of Klamath

Date: June 19, 1989

Personally appeared the above named Gary L. Simmonds and Ruth A. Simmonds---
and acknowledged the foregoing instrument to be their

voluntary act and deed. Before me:

Notary Public for Oregon

My commission expires: 8-11-91

State of Oregon, County of

Date:

Personally appeared

sworn, stated that he is the

corporation and that the seal affixed hereto is its seal and that this instrument was voluntarily signed and sealed in behalf of the corporation by authority of its Board of Directors. Before me:

Notary Public for Oregon

My commission expires:

WARRANTY DEED

SIMMONDS TO HOLLORAN

AFTER RECORDING RETURN TO

Key Escrow Company
P. O. Box 6178
Bend, OR 97708
Attn: Mirsha

(DON'T USE THIS
SPACE: RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

STATE OF OREGON, County of Klamath

I certify that the within instrument was received for record on the 20th day of June 1989 at 3:26 P.M.

and recorded in Book M89 on page 1102

Deeds.

Witness my hand and seal of County affixed.

Evelyn Biehn

COUNTY CLERK

By: *Dorine Muehlendler*
DEPUTY.

Fee \$8.00

No. 27 - 13704m