

1:01

WARRANTY DEED

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KIVOW ALL MEN BY THESE PRESENTS, That
as tenants by the entirety

RICHARD D. TEPPER & ELIZABETH M. TEPPER,

hereinafter called the grantor; for the consideration hereinafter stated, to grantor paid by FAYE M. WOOTEN

, hereinafter called 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 12, Block 216, MILLS SECOND 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 033DC 09100

**this deed.

"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 City Improvement Lien, #295, Card 538, which the grantee assumes & agrees to pay, covenants, conditions, restrictions, easements, if any of record and apparent to the land as of date of 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 \$ 18,200.00
The said consideration includes all taxes and charges of every kind and character which are or may be levied or assessed against the property or any part thereof, and the grantor covenants to pay the same. The said consideration shall be deemed to include all taxes and charges of every kind and character which are or may be levied or assessed against the property or any part thereof, and the grantor covenants to pay the same. See ORS 93.030.)

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 22ND 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.

Richard D. Tepper
Richard D. Tepper

Elizabeth M. Tepper
Elizabeth M. Tepper
STATE OF OREGON, County of Marion) ss.
June 22, 19 89 .

STATE OF OREGON,)
County of Marion) ss.
June 22, 19 89 .

Personally appeared the above named
Richard D. Tepper & Elizabeth M. Tepper

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

Personally appeared _____ and
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.

Before me:

(OFFICIAL
SEAL)(OFFICIAL
SEAL)

Before me: [Signature]
Notary Public for Oregon
My commission expires: 7-10-90

Notary Public for Oregon
My commission expires:

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was
received for record on the 26th
day of June, 19 89,
at 4:16 o'clock P M., and recorded
in book M89 on page 11402 or as
file/reel number 1901,
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk

Recording Officer

Pauline Muller Deputy

Fee \$8.00

Tepper	
1789 Redwing NW	
Salmon, 0 97304	
GRANTOR'S NAME AND ADDRESS	
Wooten	
2225 Radcliff	
Klamath Falls, OR 97601	
GRANTEE'S NAME AND ADDRESS	
After recording, return to:	
Wooten	
above address	
NAME, ADDRESS ZIP	
Until a change is requested all tax statements shall be sent to the following address:	
Wooten	
above address	
NAME, ADDRESS ZIP	

SPACE RESERVED

FOR

RECORDERS USE