

2417

MT-21660

CARL R. LUCAS & MELANEE LUCAS, as tenants

KNOW ALL MEN BY THESE PRESENTS, That _____
by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THOMAS J. MONK, hereinafter called CYNTHIA M. MONK, husband and wife
the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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 1 in Block 63 of BUENA VISTA 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 029BC 02800

and Edna Hammond, recorded at M85, Page 15454 on September 23, 1985 which the grantees do 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 covenants, conditions, restrictions, easements, those of record and apparent to the land as of the date of this deed. Subject to Trust Deed in favor of Clyde W. Hammond ** 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 \$ 52,200.00

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 7th day of July, 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.

Carl R. Lucas by Melanee Lucas Atty. in fact
Carl R. Lucas by Melanee Lucas, attorney in fact

Melanee Lucas

Melanee Lucas

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

STATE OF OREGON, _____)
County of Klamath _____) ss.
July 7, 19 89

Personally appeared the above named _____
Melanee Lucas, individually as and
attorney in fact for Carl R. Lucas

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

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.

Before me:

(OFFICIAL SEAL)

(OFFICIAL SEAL) [Signature]
Notary Public for Oregon
My commission expires: 6-16-92

Notary Public for Oregon
My commission expires:

Lucas

17860 SW Fwy. Glen Dr
Alona, OR 97007

GRANTOR'S NAME AND ADDRESS

Monk

2202 Oregon Ave
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to

Monk
above address

NAME, ADDRESS, ZIP

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

Monk
@ address

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 10th day of July, 19 89, at 3:31 o'clock PM. and recorded in book M89 on page 12544 or as file/reel number 2417.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By [Signature] Deputy

Fee \$8.00