

2539

MTL-21584P

WARRANTY DEED

Vol. m89 Page 12783

KNOW ALL MEN BY THESE PRESENTS, That GEORGE F. KESSACK & FLORENCE BARBARA KESSACK, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES E. NOKES & JUDITH M. NOKES, husband and wife, 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 14, Block 1, TRACT NO. 1099, ROLLING HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3910-19AC -1400

"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 those of record and apparent upon the land, if any, as of the date of this deed,

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 \$ 8,500.00.
~~However, the true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 8,500.00.
 56747835323572222222~~

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 14th 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.

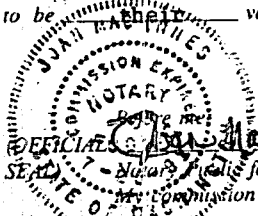
George F. Kessack
 George F. Kessack

Florence Barbara Kessack
 Florence Barbara Kessack

STATE OF ~~OREGON~~ WASHINGTON)
 County of King) ss.
July 11, 19 89

Personally appeared the above named George F. Kessack & Florence Barbara Kessack

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



Notary Public for Oregon
 My commission expires: 7-25-91

GEORGE F. KESSACK & FLORENCE BARBARA KESSACK
13616 SE 239 St
Kent WA 98042
 GRANTOR'S NAME AND ADDRESS

CHARLES E. NOKES & JUDITH M. NOKES
1931 Carlson Dr
Klamath Falls OR 97603
 GRANTEE'S NAME AND ADDRESS

After recording return to:
CHARLES E. NOKES & JUDITH M. NOKES
1931 Carlson Dr
Klamath Falls OR 97603
 NAME ADDRESS ZIP

Until a charge is requested all the statements shall be sent to the following and to:
CHARLES E. NOKES & JUDITH M. NOKES
1931 Carlson Dr
Klamath Falls OR 97603
 NAME ADDRESS ZIP

STATE OF OREGON, County of King, ss.
 Personally appeared George F. Kessack and Florence Barbara Kessack, 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 George F. Kessack & Florence Barbara Kessack, 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: George F. Kessack (OFFICIAL SEAL)
 Notary Public for Oregon
 My commission expires: 7-25-91

STATE OF OREGON, ss.
 County of Klamath
 I certify that the within instrument was received for record on the 12th day of July, 19 89, at 3:53 o'clock P. M., and recorded in book M89 on page 12783 or as file/reel number 2539, Record of Deeds of said county.
 Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
 Recording Officer
 By Debra M. Mendenhall Deputy

Fee \$8.00