

2673

WARRANTY DEED

Vol. m89 Page 12997

KNOW ALL MEN BY THESE PRESENTS, That GLENN R. VILHAUER as to an undivided 80% interest and SALVATORE PIPPA as to an undivided 20% interest hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KESSIE MONTY HALL & KIMBERLY DAWN HALL, 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:

The North 95 feet of the South 235 feet of TRACT NO. 6 of GIENGER HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3909-2CA-1600

Subject to: Liens and encumbrances of record including existing Trust Deed recorded in Volume M87, page 170, Microfilm Records of Klamath County, Oregon, which buyers herein DO NOT AGREE to assume and pay, and sellers herein further agree to hold buyers harmless therefrom.

"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 \$ 26,500.00. However, the undersigned grantor certifies that the consideration given or promised which is the whole or part of the consideration (indicate which) of the same has been or is to be paid by the grantee.

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 8th 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.



STATE OF OREGON, California)
County of Los Angeles) ss.
July 8, 19 89

Personally appeared the above named Glenn R. Vilhauer, individually and as Attorney in fact for Salvatore Pippa

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



(OFFICIAL SEAL) Jo Ann Gaskill
Notary Public for Oregon California
My commission expires:

Glenn R. Vilhauer & Salvatore Pippa
5766 Lincoln
Southgate, CA 90280

GRANTOR'S NAME AND ADDRESS
Kessie Monty Hall & Kimberly Dawn Hall
2405 Hope St
Klamath Falls OR 97603

GRANTEE'S NAME AND ADDRESS
Kessie Monty Hall & Kimberly Dawn Hall
2405 Hope St
Klamath Falls OR 97603

NAME ADDRESS ZIP
Kessie Monty Hall & Kimberly Dawn Hall
2405 Hope St
Klamath Falls OR 97603

Glenn R. Vilhauer
Glenn R. Vilhauer

Salvatore Pippa by Glenn R. Vilhauer as Attorney
Salvatore Pippa by Glenn R. Vilhauer as Attorney in fact) ss.

STATE OF OREGON, County of Los Angeles, 19 89
Personally appeared Glenn R. Vilhauer and Salvatore Pippa 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: Jo Ann Gaskill (OFFICIAL SEAL)
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 17th day of July, 19 89 at 12:17 o'clock P.M., and recorded in book M89 on page 12997 or as file/reel number 2673

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
Dorlene Nielsen Deputy

Fee \$8.00