

OK

4026

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That John M. Lenninger

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by John M. Lenninger and Judy Bechen and Linda Sumner, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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 East Half (E½) of Tract # 20-Block No. 3-First Addition to Grant Acres, Klamath County, Oregon, according to the duly recorded plat now on file in the office of the County Clerk of said county and state.

SUBJECT, however, to all contracts with the United States of America and Klamath Irrigation District, relative to the reclamation and irrigation of said land, and all rights of way, heretofore granted or in use at this time for roads, ditches, canals and easements therefor; and reserving to the grantors an easement and right of way for the purpose of constructing and maintaining an irrigation ditch along the boundary line or lines of the land herein before described

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances

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 \$XX Name addition.

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. 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 17 day of Aug, 1989; 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.

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.

John M. Lenninger

STATE OF OREGON,)
County of Klamath) ss.
August 17, 1989.

STATE OF OREGON, County of) ss.
19.

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

Personally appeared the above named John M. Lenninger

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

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)

Before me: *[Signature]*
Notary Public for Oregon
My commission expires: April 1, 1990

Notary Public for Oregon
My commission expires:

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Linda Sumner
4635 Darwin Pl.
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instrument was received for record on the 17th day of Aug., 1989, at 2:04 o'clock P.M., and recorded in book/reel/volume No. M89 on page 15332 or as fee/file/instrument/microfilm/reception No. 4026, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By *[Signature]* Deputy

Fee \$8.00