

4535

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Howard C. Gray

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by O. Juanita Martell, Single Woman, 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:

Lot #3, Block #2, Dorreen Meadows', Located in W 1/2 SE 1/4, Section 13, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon
Together with - 1972 Tamarack Mobilehome Serial #5117

Subject to easements, right-of-ways, building and use restrictions of record.

(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 \$ 11,000.
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 17th day of August, 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.

STATE OF OREGON,

County of Benton

August 17, 1989

Personally appeared the above named
Howard C. Gray

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Nov. 29, 1990

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

Howard C. Gray Et ux

500 N. 12th

Philomath, Oregon 97370

GRANTOR'S NAME AND ADDRESS

O. Juanita Martell

HC 61, Box 49

La Pine, Oregon 97339

GRANTEE'S NAME AND ADDRESS

After recording return to:

O. Juanita Martell

HC 61, Box 49

La Pine, Oregon 97339

NAME, ADDRESS, ZIP

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

O. Juanita Martell

HC 61, Box 49

La Pine, Oregon 97339

NAME, ADDRESS, ZIP

STATE OF OREGON, County of) ss.

Personally appeared)
1989

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 be-
half 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)

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instru-
ment was received for record on the
29th day of Aug., 1989,
at 3:08 o'clock P.M., and recorded
in book/reel/volume No. M89 on
page 16184 or as fee/file/instru-
ment/microfilm/reception No. 4535.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pauline Mullins, Deputy

Fee \$8.00