

4633

MTC-2205-D

WARRANTY DEED

SYLVIA A. PEARSON

KNOW ALL MEN BY THESE PRESENTS. That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by J.D. DANIEL as to an undivided 1/2 interest & LUCINDA FAY SPICHER as to an undivided 1/2, hereinafter called interest as tenants in common 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 9 in Block 7 of FIRST ADDITION TO CYPRESS VILLA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No 3909 012CC 05000

"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

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 \$ 13,000.00

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 23 day of August, 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.

Sylvia A. Pearson
SYLVIA A. PEARSON

STATE OF OREGON.

County of Washington ss.
August 23, 19 89

Personally appeared the above named Sylvia A. Pearson

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

NOTARY

(OFFICIAL SEAL)

Before me, Barbara C. Brown

Notary Public for Oregon

My commission expires: 9/18/92

SYLVIA A. PEARSON

13830 S.W. 114th

Tigard, OR 97223

GRANTOR'S NAME AND ADDRESS

J. D. DANIEL & LUCINDA FAY SPICHER

1869 Ivory Street

Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

Also providing return to:
Daniel/Spicher
above address

NAME, ADDRESS, ZIP

Send a change in registered address to the following address:
Daniel/Spicher
above address

NAME, ADDRESS, ZIP

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 _____, 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)

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 30th day of Aug., 19 89, at 4:24 o'clock P.M., and recorded in book M89 on page 16317 or as filed/reel number 4633

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

B. Paul M. Muldore Deputy

Fee \$8.00