5109 MTC 22044 WARRANTY DEED Vol. M89 Page 17182

KNOW ALL MEN BY THESE PRESENTS, That ~~BOBBIE J. DEWING~~ BOBBIE J. DAVIS, who acquired title as BOBBIE J. DEWING

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RUDOLF A. TENA, *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 South 67 feet of the West 103 feet of Lot 9 in BAILEY TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Accoutn No: 3909-002DC-01200

MOUNTAIN TITLE COMPANY

"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 apparent to the land *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 $ 45,000.00.

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).~~

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 5th *day of* September, *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.*

Bobbie J. Davis
FKA BOBBIE J. DEWING

STATE OF OREGON,
County of Klamath *) ss.*
September 5 *19* 89

Personally appeared the above named Bobbie J. ~~Dewing~~ Davis

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

Before me: Muriel A. Page
(OFFICIAL SEAL) *Notary Public for Oregon*
My commission expires: 4/24/93

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:

Bobbie J. Dewing

GRANTOR'S NAME AND ADDRESS

Rudolf A. Tena
2885 Kane St.
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath First Federal Savings & Loan
540 Main St.
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Klamath First Federal Savings & Loan
540 Main St.
Klamath Falls, OR 97601

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 12th *day of* Sept., *19* 89, *at* 4:02 *o'clock* P.M., *and recorded in book* M89 *on page* 17182 *or as file/reel number* 5109, *Record of Deeds of said county.*

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mullendis *Deputy*

Fee $8.00

'89 SEP 12 PM 4 02

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