

5702

WARRANTY DEED

Vol. m89 Page 18199

KNOW ALL MEN BY THESE PRESENTS, That JOHN E. VAUGHN & CATHLEEN M. VAUGHN
as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____
KENNY CROMWELL & SUSAN A. CROMWELL, 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 apper-
taining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 2 in Block 2 of Tract No. 1007, WINCHESTER, according to the
official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.

Tax Account No 3909 011CC 12900

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 covenants
conditions, restrictions, easements, those of record and apparent to _____ and that
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 \$ 38,000.00
~~HOWEVER, THIS DEED IS VOID AND OF NO EFFECT UNLESS THE SAME IS FILED WITHIN 90 DAYS OF THE DATE OF THE DEED IN THE OFFICE OF THE COUNTY CLERK OF THE COUNTY OF KLAMATH, OREGON. IF NOT FILED WITHIN THE 90 DAY PERIOD, THE DEED SHALL BE VOID AND OF NO EFFECT.~~
See ORC 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 25 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.

John E. Vaughn
Cathleen M. Vaughn

STATE OF OREGON, County of Klamath)
Douglas) ss.
sept. 25, 1989) 89

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 E. Vaughn & Cathleen
M. Vaughn

_____ and acknowledged the foregoing instrument
to be their _____ 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: PAMELA HENNRICKS
NOTARY PUBLIC OREGON

Before me:

(OFFICIAL
SEAL)

(OFFICIAL
SEAL) My Commission Expires 2-26-90
Notary Public for Oregon

Notary Public for Oregon
My commission expires:

Vaughn
c/o KFF
GRANTOR'S NAME AND ADDRESS
Kenny & Susan A. Cromwell
4412 Sturdivant Avenue
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS
KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OREGON 97603
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OREGON 97603
NAME, ADDRESS, ZIP

STATE OF OREGON, _____ ss.
County of Klamath
I certify that the within instrument was
received for record on the 27th
day of Sept., 19 89
at 3:21 o'clock PM., and recorded
in book M89 on page 18199 or as
file/reel number 5702,
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mueller, Deputy

Fee \$8.00