

5807

MTC 221614

WARRANTY DEED

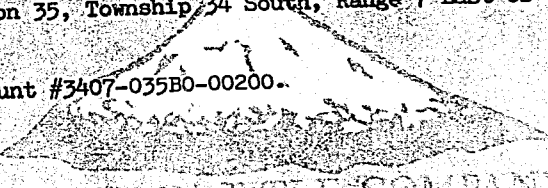
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KNOW ALL MEN BY THESE PRESENTS, That DONALD E. BAILEY and GEORGE A. PONDELLA, as tenants in common, each as to an undivided interest

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GARY C. HOOK and SADIE F. KING, not as tenants in common, but with the right of survivorship, 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 N $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 35, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Klamath County Tax Account #3407-035B0-00200.



"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 all those of record and those apparent upon 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 \$ 18,000.00

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 27th 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.

Donald E. Bailey
DONALD E. BAILEY

George A. Pondella
GEORGE A. PONDELLA

STATE OF OREGON, County of Klamath, ss.
September 27, 19 89

STATE OF OREGON, County of Klamath, ss.
September 27, 19 89

Personally appeared the above named DONALD E. BAILEY and GEORGE A. PONDELLA

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

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.

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 11/12/91

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

DONALD E. BAILEY and GEORGE A. PONDELLA
5727 Washburn Way
Klamath Falls, OR 97603

GARY C. HOOK and SADIE F. KING
372 Rivercrest Lane
Hayward, CA 94544-7510

NAME, ADDRESS, ZIP
SAME AS GRANTEE

NAME, ADDRESS, ZIP
SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 29th day of Sept., 19 89, at 11:19 o'clock A.M., and recorded in book M89 on page 18389 or as file/reel number 5807

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer
By Pauline Muehladore Deputy

Fee \$8.00

MOUNTAIN TITLE COMPANY

1989 SEP 29 AM 11 19

MOUNTAIN TITLE COMPANY