

5973

MTC 22299-K

WARRANTY DEED

Vol m89 Page 18664

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM C. SANDBERG & BEVERLY J. SANDBERG, as tenants by the entirety & SHERYL M. SIMMONDS, aka SHERYL M. REDDEN, not as tenants in common but with the right of survivorship hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

DAVID K. PRENTICE

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 North 1/2 of Lot 3 in Block 8 of ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM that portion conveyed to Klamath County for the widening of Bisbee Street.

Ex Account No. 3909-10AC-2500

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 of record and apparent upon the land, if any, as of the date of this deed,

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 \$ 35,400.00

~~However, the actual consideration consists of or includes other property or interests or promises which in the whole or in part constitute the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted.)~~

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 24th 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.

Sheryl M. Simmonds by Beverly J. Sandberg
Sheryl M. Simmonds, aka Sheryl M. Redden
by Beverly J. Sandberg as Attorney in fact

William C. Sandberg
William C. Sandberg
Beverly J. Sandberg
Beverly J. Sandberg

STATE OF OREGON,
County of Klamath ss.

STATE OF OREGON, County of _____ ss.

Personally appeared _____ and

Personally appeared the above named
William C. Sandberg, and Beverly J. Sandberg, individually and as Attorney in

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 _____

fact for Sheryl M. Simmonds, aka Sheryl M. Redden and acknowledged the foregoing instrument to be _____ 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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Before me: Pamela I. Spencer
PAMELA I. SPENCER
Notary Public for Oregon
My commission expires: 8-16-97

William C. & Beverly J. Sandberg
Sheryl M. Simmonds, aka Sheryl M. Redden
3711 Redondo Way, Klamath Falls
GRANTOR'S NAME AND ADDRESS OR 97603

David K. Prentice
PO Box 7131
Klamath Falls OR 97602
GRANTEE'S NAME AND ADDRESS

David K. Prentice
PO Box 7131
Klamath Falls OR 97602

NAME, ADDRESS, ZIP

David K. Prentice
PO Box 7131
Klamath Falls OR 97602
NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath
I certify that the within instrument was received for record on the 3rd day of Oct., 19 89, at 3:25 o'clock P.M., and recorded in book M89 on page 18664 or is file/reel number 5973.
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Quentin M. Mendenhall Deputy

Fee \$8.00