

6306

MTC 22231-P

WARRANTY DEED

Vol. m89 Page 19275

in common

KNOW ALL MEN BY THESE PRESENTS, That DALE A. COOMBE & JOANNE COOMBE, as tenants

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHANE HULL & JUDY HULL, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 11, Block 9, TRACT 1016, known as GREEN ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3908-1C0-3300

Subject to: Liens and encumbrances of record including existing Department of Veterans' Affairs loan, which buyers agree to assume and pay.

"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,

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 \$ 64,000.00

~~However, the actual consideration consists of and includes other property or value given or promised which is not wholly or partly of the consideration (indicate which) of the sum of the symbols of value 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 11 day of October, 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.

Dale A. Coombe
Dale A. Coombe

JoAnne Coombe
JoAnne Coombe

STATE OF OREGON,
County of Klamath) ss.
10-11, 19 89

STATE OF OREGON, County of) ss.
19

Personally appeared and

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

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:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

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

Personally appeared the above named Dale A. Coombe & JoAnne Coombe

Before me
Notary Public for Oregon
My commission expires: 7/13/93

Dale A. Coombe & JoAnne Coombe
1310 Joe Wright Dr
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS

Chane Hull & Judy Hull
5726 Valley View
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Chane Hull & Judy Hull
5726 Valley View
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Chane Hull & Judy Hull
5726 Valley View
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 11th day of Oct., 19 89, at 3:15 o'clock P.M., and recorded in book M89 on page 19275 or as file/reel number 6306.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Christine Murrin Deputy

Fee \$8.00

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY