MATC 2210-P WARRANTY DEED Vol. mg Page 19520 KNOW ALL MEN BY THESE PRESENTS, That Margaret D. Lowe hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_ , hereinafter called Clifford G. Owen & Mary E. Owen, as tenants by the entirety 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 <u>Klamath</u> and State of Oregon, described as follows, to-wit: The South one-half of TRACT 31 OF FAIR ACRES NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, SAVING AND EXCEPTING the Easterly 5 feet thereof. Tax Account No 3809 035DC 03600 "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 all those of record and those 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  $\frac{27,000.00}{100}$ 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 \_\_\_\_\_ day of \_\_\_\_\_\_, 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. Margarets Margaret/D. J Alma V. Woodard, attorney in fact STATE OF OREGON, County of Klamath STATE OF OREGON, County of . October 12 19 89 Personally appeared and who, being duly sworn, each for himself and not one for the other, did say that the former is the Personally appeared the above named \_\_\_\_\_ president and that the latter is the Moodard, as attorney \_ secretary of \_ in fact for Margaret D. Lowe ., a corporation, ..... and ackhomledged the foregoing instrument and that the seal affixed to the foregoing instrument is the corporate her voluntary act and deed. seal of said corporation and that said instrument was signed and sealed to be - 2 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 DITC deed. OFFIGIAL A ALIUN (OFFICIAL Before me: SEAL) SEAL) Notary Public for Oregon Notary Public for Oregon My commission expires 10-16-92 My commission expires: Margaret D. Lowe tma woodard STATE OF OREGON. 5340 awa OR. 9 County of Klamath lamam Sally I certify that the within instrument was Clifford G. Owen & Mary E. received for record on the <u>13th</u> Owen day of <u>Oct</u>, 1989, at <u>12:13vclock P M.</u>, and recorded 1406 Have St Hamath Jully OK 9-GRANTEES NAME AND ADDRESS 97/06 SPACE RESERVED in book <u>M89</u> on page1<u>9520</u> or as file/reel number <u>6428</u> Clifford.G. Owen & Mary E. Owen HUR above address Record of Deeds of said county. RECORDER'S USE Witness my hand and seal of County affixed. NAME, ADDRESS, 219 clifford G. Owen "& Mary E. Owen Evelyn Biehn, County Clerk abrie addres Recording Officer

Fee \$8.00

B Quelexe Mullendale Deputy