

6450

WARRANTY DEED

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MTC 2200P

KNOW ALL MEN BY THESE PRESENTS, That ELDEN L. MYERS & DONA L. MYERS, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM GREGORY & CORDIE EARLENE GREGORY, 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 1, Block 28, FIFTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 4008-6BB-1800

"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 \$ 82,500.00. ~~However, the actual consideration consists of and includes other property, goods, services, and benefits which should be stated in the consideration (including which) and the same are hereby incorporated by reference into this deed.~~ ~~See ORS 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 13th 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.

Elden L. Myers
Elden L. Myers

Dona L. Myers
Dona L. Myers

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 _____

_____, 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)

(OFFICIAL SEAL)

Before me:

Before me:

Notary Public for Oregon
My commission expires: 11/16/91

Notary Public for Oregon
My commission expires:

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 13th day of Oct., 19 89, at 3:49 o'clock P.M. and recorded in book M89 on page 19561 or as file/reel number 6450.
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

B. J. Mullins Deputy

Fee \$8.00