

6680

MT 22344

WARRANTY DEED

Vol. m89 Page 19988

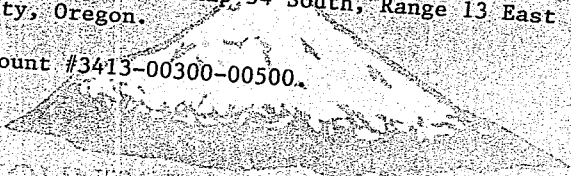
KNOW ALL MEN BY THESE PRESENTS, That

LIONEL PETERS and DOROTHY PETERS, husband and wife  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
DONALD E. BAILEY

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 N½ W½ W½ SW½ of Section 3, Township 34 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

Klamath County Tax Account #3413-00300-00500.



"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 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 \$ 7,000.00

~~HOWEVER, THE ABOVE CONSIDERATION SHALL BE VOID AND OF NO EFFECT IF THE PROPERTY OF SAID GRANTOR IS EVER REPRODUCED IN ANY MANNER BY ANY MEANS, INCLUDING BUT NOT LIMITED TO, PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.~~

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 11th 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.

X Lionel Peters  
LIONEL PETERS

X Dorothy Peters  
DOROTHY PETERS  
STATE OF OREGON, County of \_\_\_\_\_, 19 \_\_\_\_ ss.

STATE OF OREGON, CALIFORNIA )  
County of Butte ) ss.  
October 11, 19 89

Personally appeared the above named  
LIONEL PETERS and DOROTHY PETERS

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 \_\_\_\_\_

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)

to their voluntary act and deed.  
KATHY DANCE  
NOTARY PUBLIC-CALIFORNIA  
Butte County  
My Commission Expires Dec. 6, 1989

(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: Dec 6, 1989

Notary Public for Oregon  
My commission expires:

Lionel & Dorothy Peters  
P.O. Box 1654  
Magalia, CA 95954

GRANTOR'S NAME AND ADDRESS  
DONALD E. BAILEY  
5727 Washburn Way  
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS  
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 20th day of Oct., 19 89, at 8:44 o'clock A.M., and recorded in book M89 on page 19988 or as file/reel number 6680

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

Evelyn Biehn, County Clerk  
Recording Officer  
B. Pauline Nuckels, Deputy

Fee \$8.00

MOUNTAIN-TITLE-COMPANY

MOUNTAIN-TITLE-COMPANY