

7076

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

STARLA JEWELL KELLY AND GREGORY D. TRIPPETT

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARDI A. RANDOLPH, 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:

Tract 68 of YALTA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No. 41-3909-02AB-3900

Key No. 512387

"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 to the land

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 \$50,000.00. However, the actual consideration consists of or includes other property of value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. 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 24 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.

Starla Jewell Kelly

Gregory D. Trippett

STATE OF OREGON, County of Alexandria ) ss. Oct 24, 19 89

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

STATE OF OREGON, Virginia ) County of Alexandria ) ss. October 24, 19 89

Personally appeared the above named STARLA JEWELL KELLY GREGORY D. TRIPPETT

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

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: [Signature] Notary Public for Oregon My commission expires:

Before me: [Signature] Notary Public for Oregon Virginia My commission expires: 1993

Starla Jewell Kelly 5218 Shivershale Road Springfield, Virginia 22151

Mardi A. Randolph 1819 Kane St. Blamath Falls OR 97603

Blamath First Federal S.F. 540 Main St. Blamath Falls OR 97601

Until a change is requested all tax statements shall be sent to the following address: Same as above

STATE OF OREGON, County of Klamath ss. Filed for record at request of: Mountain Title Co. on this 27th day of Oct. A.D., 19 89 at 12:34 o'clock PM. and duly recorded in Vol. M89 of Deeds Page 20666 Evelyn Biehn County Clerk By Pauline Mullender Deputy. Fee, \$8.00

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

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