

7419

WARRANTY DEED

Vol. m89 Page 21288KNOW ALL MEN BY THESE PRESENTS, That MARY REEVES & JERI McVEY as tenants in common

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RONALD G. KEPHART & MINDY A. KEPHART, 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 15, Block 7, SUN FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 2310-36CO-11500

"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 \$ 1,500.00

However, the 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 27 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.

Mary Reeves
Mary Reeves

W A D L

Jeri McVey
Jeri McVey

W A D L

STATE OF ~~OREGON~~ WASHINGTON)County of Jerre) ss.October 27, 19 89

Personally appeared the above named
Mary Reeves & Jeri McVey

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

Before me:

(OFFICIAL SEAL) Samuel Boyer
Notary Public for ~~OREGON~~ WASHINGTON
My commission expires: 6-9-92

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:

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

SEAL)

MARY REEVES & JERI McVEY

5611 S. Ferdinand

Tacoma, WA 98409

GRANTOR'S NAME AND ADDRESS

Ronald G. & Mindy A. Kephart

2656 N. 33rd

Springfield, OR 97477

GRANTEE'S NAME AND ADDRESS

Ronald G. & Mindy A. Kephart

2656 N. 33rd

Springfield, OR 97477

NAME, ADDRESS, ZIP

After recording return to:

Ronald G. & Mindy A. Kephart

2656 N. 33rd

Springfield, OR 97477

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Ronald G. & Mindy A. Kephart

2656 N. 33rd

Springfield, OR 97477

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was
received for record on the 3rd
day of Nov., 19 89,
at 2:41 o'clock PM., and recorded
in book M89 on page 21288 or as
file/reel number 7419

Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Mullins Deputy

Fee \$8.00