

7666

WARRANTY DEED

MTC 22481-D

Vol. m89 Page 21693

KNOW ALL MEN BY THESE PRESENTS, That

Kelly K. Adams &amp; Charlotte Adams, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Equity Preservation, Inc., A California Corporation

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 16 in Block 6, TRACT NO. 1016, known as GREEN ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No 3908 001CO 05600

"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 \$ 110,000.00

However, the actual consideration on this transfer is \$ 110,000.00 and the balance of the purchase price of \$ 110,000.00 is to be paid by the grantee to the grantor in installments of \$ 11,000.00 per month for the next 10 years, beginning on the date of this deed. See DRS 22.10.

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 31st day of November, 1989; 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.

Kelly K. Adams

Kelly K. Adams

Charlotte Adams

Charlotte Adams

STATE OF OREGON, ) ss.

STATE OF OREGON, )

County of Klamath ) ss.November 3, 1989

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Personally appeared

Personally appeared the above named

Kelly K. Adams & Charlotte Adams

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

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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

OFFICIAL Charlene Drucker

Notary Public for Oregon

My commission expires: 6-16-92

GRANTOR: NAME AND ADDRESS

Kelly K. Adams & Charlotte Adams2423 BroadwayKlamath Falls, OR 97601

GRANTEE: NAME AND ADDRESS

Equity Preservation, Inc.,650 Saratoga Ave., Suite 205San Jose, CA 95129

NAME, ADDRESS, ZIP

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STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 9th day of Nov., 19 89, at 10:10 o'clock A.M., and recorded in book M89 on page 21693 or as file/reel number 7666

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

Evelyn Biehn, County Clerk

Recording Officer

By Charlene Mueller Deputy

Fee \$8.00