

7860

MTC-22090 D

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

Dale F. Shrader & Margaret H. Shrader, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Tom R. Perry & Leslie G. Martin, not as tenants in common, but with the right of survivorship 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:

The West 171 feet of Tract 2 of INDEPENDENCE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No 3909 011AA 02700

"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 \$ 40,000.00. However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 40,000.00. ~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 40,000.00. However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 40,000.00.~~ 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 13 day of November, 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.

NEVADA
STATE OF OREGON, ~~CLATSOP~~)
County of WASHINGTON) ss.
November 13, 19 89.

Personally appeared the above named
Dale F. Shrader & Margaret H. Shrader

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

PATRICIA K. HAMILTON
NOTARY PUBLIC - NEVADA
Before WASHINGTON COUNTY
(OFFICIAL SEAL) My Comm. Expires Jan. 4, 1992
My commission expires Jan 4, 1992
Patricia K. Hamilton

Dale F. Shrader & Margaret H. Shrader

4055 San Marcos
Reno, Nevada 89502
GRANTOR'S NAME AND ADDRESS

Tom R. Perry & Leslie G. Martin,
3015 Hamedale Rd
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:
Martin
3015 Hamedale Rd
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

Until a change is received all tax statements shall be sent to the following address:

no change/DVA

NAME, ADDRESS, ZIP

Margaret H. Shrader
Margaret H. Shrader
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.

Before me:

(OFFICIAL
SEAL)

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 14th
day of Nov., 19 89,
at 4:17 o'clock P.M., and recorded
in book M89 on page 22055 or as
file/record number 7880.
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mueller Deputy

Fee \$8.00