

7953

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That AUDIE SOYLAND AND LINDA SOYLAND, HUSBAND AND WIFE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRANKLIN D. DEVAUL AND JOYCE T. DEVAUL, 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 therunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 30 in Block 2 of TRACT 1145, NOB HILL REPLAT, A RESUBDIVISION OF PORTIONS OF NOB HILL, IRVINGTON HEIGHTS, MOUNTAIN VIEW ADDITION AND ELDORADO HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809 020DA 03500

"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 \$ 147,000.00. However, the actual consideration consists of or includes other property or 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 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.

Audie Soyland

Linda Soyland

STATE OF OREGON,
County of Klamath) ss.
November 13, 19 89

STATE OF OREGON, County of) ss.
November 13, 19 89

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,

Personally appeared, the above named _____
Audie Soyland and
Linda Soyland

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.

(OFFICIAL SEAL) Before me: _____
Notary Public for Oregon
My commission expires: 7-6-90

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

Audie + Linda Soyland
248 Mountain View Blvd.
Klamath Falls OR 97601

Franklin D. + Joyce J. Devaul
E 504 41st Ave
Spokane, WA 99203

Klamath Trust Federal S+L
540 Main St.
Klamath Falls OR 97601

NAME, ADDRESS, ZIP
Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Mountain Title Co.

on this 16th day of Nov. A.D., 19 89
at 11:47 o'clock A.M. and duly recorded
in Vol. M89 of Deeds Page 22187
Evelyn Biehn County Clerk

By _____ Deputy.

Fee, \$8.00

By _____ Deputy