

8361

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That RICHARD B. HOUCK hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARK M. PETTUS and THERON N. PETTUS, not as tenants in common, but with 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 Southerly $\frac{1}{2}$ of Lot 2, Block: 1, SHIVES ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Klamath County Tax Account #3809-029CD-01300.

SUBJECT TO: Real Estate Contract, subject to the terms and provisions thereof dated July 31, 1978, and recorded July 31, 1978, in Volume M78, page 16635, Microfilm Records of Klamath County, Oregon, between Gale T. Collins and Katherine M. Collins, husband and wife, as Vendors to James A. Andersen and Gale E. Andersen, husband and wife, who subsequently assign their interest to RICHARD B. HOUCK, as Vendee which Grantees named above hereby agree to assume and pay in full. 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 all those of record and those apparent upon the land 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 \$28,000.00
~~THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$28,000.00~~
~~MARK M. PETTUS AND THERON N. PETTUS HAVE RECEIVED THE FULL PAYMENT OF THE CONSIDERATION AND HAVE RECEIVED THE DEED TO THE PROPERTY DESCRIBED IN THIS INSTRUMENT.~~
~~SEE 2005-9303 XXXX~~

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 27th 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.

Richard B. Houck
RICHARD B. HOUCK

STATE OF OREGON,)
County of Klamath) ss.
November 27, 19 89
Personally appeared, the above named RICHARD B. HOUCK,

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 acknowledged the foregoing instrument to be his 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: Christina J. Feld
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 11/26/91

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

RICHARD B. HOUCK	
6017 Logan Drive	
Klamath Falls, OR 97603	
GRANTOR'S NAME AND ADDRESS	
MARK M. PETTUS and THERON N. PETTUS	
14815 S. Broadway	
Gardena, CA 90137	
GRANTEE'S NAME AND ADDRESS	
After moving, notify:	
SAME AS GRANTEE	
NAME, ADDRESS, ZIP	
Until a change is registered, all tax statements shall be sent to the following address:	
SAME AS GRANTEE	
NAME, ADDRESS, ZIP	

STATE OF OREGON, _____ ss.
County of Klamath
I certify that the within instrument was received for record on the 28th day of Nov., 19 89 at 11:21 o'clock A.M. and recorded in book M89 on page 22973 or as file/reel number 8361.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mullendore, Deputy

Fee \$8.00