

8511

MOUNTAIN TITLE COMPANY

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Douglas W. Clement & Carolyn F. Clement, husband and wife

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 26 in Block 3 of TRACT 1015, GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
Tax Account No 3909 014AC 01400

"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 those apparent upon the land, if any, as of the date of this deed

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 \$ 69,900.00

Given to the said Douglas W. Clement & Carolyn F. Clement, husband and wife, for the purpose of conveying to them the above described premises, free from all encumbrances, except those of record and those apparent upon the land, if any, as of the date of this deed.

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 24 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.

Willis L. Johnson Jr.
Willis L. Johnson Jr.

Lisa Johnson
Lisa Johnson

STATE OF OREGON)
County of Klamath) ss.
November 24, 19 89

STATE OF OREGON, County of _____) ss.
Personally appeared _____, 19 ____

Personally appeared the above named
Willis L. Johnson Jr. & Lisa A. Johnson

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.

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: 6-16-92

Notary Public for Oregon
My commission expires:

Willis L. Johnson Jr. & Lisa A. Johnson

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was
received for record on the 30th
day of November, 19 89
at 2:17 o'clock P. M., and recorded
in book M89 on page 23207 or as
file/recd. number 8511

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

Evelyn Biehn, County Clerk

By Bernetha Helms Recording Officer
Deputy

Fee: \$8.00

MOUNTAIN TITLE COMPANY