

9517

MTC 225

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS That

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Theodore D. Abram and Suzanne S. Abram, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Barbara J. Down, Trustee of the Barbara J. Down Living Trust, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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 8, in Block 306, DARROW 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.

Tax account # 3809 33DD 6800

"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 \$ 23,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole/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 29 day of November, 19 89, if a corporate grantor, it has caused its name to be signed and sealed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON

County of Klamath

November 29, 19 89 ss.

Personally appeared the above named

Theodore D. Abram and

Suzanne S. Abram

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

NOTARY PUBLIC

OFFICIAL SEAL OF Notary Public for Oregon

My commission expires: 7/13/93

THEODORE D. ABRAM AND SUZANNE S. ABRAM

1258 Buck Island

Klamath Falls, Oregon 97601

GRANTOR: NAME AND ADDRESS

Barbara J. Down, Trustee

1022 Marryman

Klamath Falls, Oregon 97603

GRANTEE: NAME AND ADDRESS

Grantee

NAME ADDRESS ZIP

Grantee

NAME ADDRESS ZIP

Grantee

NAME ADDRESS ZIP

Grantee

NAME ADDRESS ZIP

Grantee

NAME ADDRESS ZIP

Grantee

NAME ADDRESS ZIP

Grantee

STATE OF OREGON

County of Klamath

November 29, 19 89 ss.

Personally appeared

Theodore D. Abram

Suzanne S. Abram

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

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath

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 789 on page 23213 or as file/reel number 3517.

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

Evelyn Biehn, County clerk

By Bernetha J. Hefsch, Recording Officer Deputy

Fee \$8.00