

8544

KNOW ALL MEN BY THESE PRESENTS, That

Mary Lee Elder

Mary Lee Elder

Vol. 1789 Page 23253

WARRANTY DEED

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Mark M. Pettus & Theron N. Pettus, not as tenants in common, but with right* 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 South one-half of Lot 3 in Block 1 of SHIVES ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3809 029CD 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 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

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whatsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 35,000.00

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 31 day of October, 19 89, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereby by order of its board of directors.

Mary Lee Elder
Mary Lee Elder, formerly Mary Lee Stanley

STATE OF OREGON,
County of Klamath
October 31, 19 89) ss.

Personally appeared the above named
Mary Lee Elder,

and acknowledged the foregoing instrument
to be his/her voluntary act and deed.

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 6-16-92

STATE OF OREGON, County of _____) ss.

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 _____

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)

Mary Lee Elder
1253 CHURCHWOOD
WILSON, TX 79601
GRANTOR'S NAME AND ADDRESS

Mark M. Pettus & Theron N. Pettus
4221 ONORA MARG RD
19415 S. BRADLEY, GARDENIA, CA 90248
GRANTEE'S NAME AND ADDRESS

Mark M. Pettus & Theron N. Pettus
above address
NAME, ADDRESS, ZIP

Mark M. Pettus & Theron N. Pettus
above address
NAME, ADDRESS, ZIP

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 2:28 o'clock P.M., and recorded
in book 1189 on page 23253 or as
file/reel number 8564

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

Evelyn Biehn, County Clerk
By Sheritha J. Felch Recording Officer
Deputy