

KNOW ALL MEN BY THESE PRESENTS, That

LORENA J. WELLINGTON and JAMES L. WELLINGTON, not as tenants in common, but with the right of survivorship, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WALTER F. SEALS and TERESE M. SEALS, 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 thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lots 9, 10, 11, 12, 13, 14, 15 and 16, Block 6, BEATTY, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH the East ½ vacated Jefferson Street, vacated by order recorded on February 20, 1963, in Volume 343, page 274.

Tax Acct. No: 3612 023BB 04100

Tax Acct. No: 3612 023BB 04200

43 "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

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. and that

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 5,000.00

[illegible]

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 24th 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.

STATE OF ~~OREGON~~ CALIFORNIA)
County of San Diego) ss.
November 24 19 89

JAMES L. WELLINGTON
STATE OF OREGON, County of Klamath) ss
December 1 1989

Personally appeared LORENA N. WELLINGTON xxx

Personally appeared the above named
JAMES L. WELLINGTON

 who, being duly sworn,
X X X X X
 has taken the following oath:
X X X X X
X X X X X
X X X X X

 and acknowledged the foregoing instrument
to be ~~his own voluntary act and deed~~



OFFICIAL SEAL
RICHARD EUGENE CASTLE
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
my comm. expires MAY 26, 1997

(OFFICIAL SEAL) Notary Public for ~~XXXXXX~~ California
My commission expires:

acknowledged said instrument to be its voluntary act and deed.
Before me: Kristi L. Redd (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 11/16/191

LORENA N. WELLINGTON and JAMES L. WELLINGTON

P.O. Box 224

Beatty, OR 97621

GRANTOR'S NAME AND ADDRESS

WALTER F. SEALS and TERESE M. SEALS

P.O. Box 125

GRANTEE'S NAME AND ADDRESS

After recording return to

SAME AS GRANTED

[illegible]

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON.

SS.

Country of Klamath

I certify that the within instrument was received for record on the 5th day of December, 19 89, at 3:43 o'clock P M., and recorded in book M89 on page 23543 or as file/reel number 8704.
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk

By Bernetha L. Ketch Recording Officer Deputy

Fee \$8.00