

9002

MTC 2389-D

WARRANTY DEED

Vol. m89 Page 24087

KNOW/ ALL MEN BY THESE PRESENTS, That
Gleta Wampler

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called Edward E. Stedron & Val Stedron, 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 34 in Block 1 of SPRAGUE RIVER PINES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No 3408 028A0 00600

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"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 all those of record and those apparent upon the land, if any, 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 \$ 13,000.00

Now, this deed is made and executed in consideration of the sum of \$13,000.00, the receipt of which is hereby acknowledged by the grantee, and the grantor hereby covenants to and with the grantee and grantee's heirs, successors and assigns, that the 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.

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, 1989; 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.

X Gleta Wampler
Gleta Wampler

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

Personally appeared the above named
Gleta Wampler

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

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires: 6-16-92

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 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:

Gleta Wampler
P.O. Box 134
Chiloquin, OR 97624

Edward E. Stedron & Val Stedron
2277 Chesteron Street
Simi Valley, CA 93065

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2277 Chesteron Street
Simi Valley, CA 93065

Edward E. Stedron & Val Stedron
2277 Chesteron Street
Simi Valley, CA 93065

STATE OF OREGON,) ss.

County of Klamath
I certify that the within instrument was
received for record on the 13th
day of Dec., 19 89,
at 1:46 o'clock P.M., and recorded
in book M89 on page 24087 or as
file/reel number 9002.
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
D. Cassin Mullins, Deputy

Fee \$8.00