

9205

MTC 22721-11 WARRANTY DEED

Vol 1889 Page 24436

KNOW ALL MEN BY THESE PRESENTS, That MICHAEL G. PIERCE & SHARON K. PIERCE,

as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THOMAS FELIX GILLELAND III & IRENE M. GILLELAND, 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:

The East 170 feet of Lot 1 and all of Lot 2, Block 3, BEVERLY HEIGHTS ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3809-34A3-2100

Subject to: Existing Mortgages in favor of State of Oregon, represented and acting by the Director of Veterans' Affairs recorded in Volume M77, page 17157 and Volume M84, page 20357, which buyers herein agree to assume and pay. 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 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 \$52,700.00

As to the consideration, the grantor has acknowledged that the consideration was paid in full and that the grantor has no claim or demand against the grantee for the consideration. The grantor has also acknowledged that the consideration was paid in full and that the grantor has no claim or demand against the grantee for the consideration.

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 15th day of December, 19 89. And said grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by its board of directors.

Michael G. Pierce
Michael G. Pierce

Sharon K. Pierce
Sharon K. Pierce
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: _____

Before me:

(OFFICIAL SEAL) Notary Public for Washington
My commission expires: _____

Michael G. & Sharon K. Pierce

13615 NE 116th Ave.

Battle Ground, WA 98604

GRANTOR'S NAME AND ADDRESS

Thomas Felix Gilleland III & Irene M. Gilleland

6920 Airway Dr

Klamath Falls OR 97603

GRANTEE'S NAME AND ADDRESS

Thomas Felix Gilleland III & Irene M. Gilleland

6920 Airway Dr

Klamath Falls OR 97603

NAME, ADDRESS, ZIP

If a change is requested all statements shall be sent to the following address

Thomas Felix Gilleland III & Irene M. Gilleland

6920 Airway Dr

Klamath Falls OR 97603

NAME, ADDRESS, ZIP

SPACE RESERVED

FOR

RECORDER'S USE

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 19th day of Dec, 19 89, at 9:47 o'clock A.M., and recorded in book 1889 on page 24436 or as file/reel number 9205

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Quaidie Muelendore Deputy

Fee \$8.00