

9228

WTC 2520-1-K

WARRANTY DEED

Vol. m89 Page 24469

KNOW ALL MEN BY THESE PRESENTS, That
WILLIAM GRIER and JEAN GRIER, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
DAN B. RYAN and ROXSANNA RYAN, 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 apper-
taining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lots 1 and 2, Block 1, TRACT 1009, YONNA WOODS, according to the official plat thereof
on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Tax Account #3711-031B0-01700 and #3711-031B0-01600.

"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

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 \$18,000.00
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 14th day of December, 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.

Mary Elizabeth Hayes as attorney in fact
for William Grier.

Mary Elizabeth Hayes as attorney in fact
for Jean Grier.

MARY ELIZABETH HAYES as attorney-in-fact for WILLIAM GRIER & JEAN GRIER

STATE OF OREGON,
County of Klamath) ss.
December 14, 19 89

STATE OF OREGON, County of) ss.
Personally appeared _____ and _____

Personally appeared the above named
MARY ELIZABETH HAYES as attorney-in-
fact for WILLIAM GRIER and JEAN
GRIER

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

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) Kristi L. Zell
Notary Public for Oregon
My commission expires: 11/16/91

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

WILLIAM GRIER and JEAN GRIER 2467 Hartman St. Orange, CA 92665	
GRANTOR'S NAME AND ADDRESS	
DAN B. RYAN and ROXSANNA RYAN Rt. 2 Box 323 Bonanza, OR 97623	
GRANTEE'S NAME AND ADDRESS	
SAME AS GRANTEE	
NAME, ADDRESS, ZIP	
SAME AS GRANTEE	
NAME, ADDRESS, ZIP	

STATE OF OREGON, ss. County of Klamath I certify that the within instrument was received for record on the 19 th day of Dec., 19 89 at 11:46 o'clock A.M., and recorded in book M89 on page 24469 or as file/reel number 9228 Record of Deeds of said county. Witness my hand and seal of County affixed. Evelyn Biehn, County Clerk Recording Officer Deputy	
FILED \$8.00	