

9286

MTC

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That DANIEL O. DANAHER & CLEETUS O. WELLNER, who acquired title as CLEETUS O. WALKER, each to an undivided one-half interest as tenants in common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DANIEL O. DANAHER & CLEETUS O. WELLNER, each to an undivided one-half**, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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:

** interest as tenants in common

Tract 128 of PLEASANT HOME TRACT, NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

THE PURPOSE OF THIS DEED IS TO CORRECT THE VESTING OF CLEETUS O. WELLNER.

"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 \$ 1.00. 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 20th 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.

Daniel O. Danaher
Daniel O. Danaher

Cleetus O. Wellner
Cleetus O. Wellner, who acquired

STATE OF OREGON,
County of Klamath ss.
December 20, 19 89

STATE OF OREGON, County of title as Walker ss.
19

Personally appeared the above named
Daniel O. Danaher and Cleetus O. Wellner

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 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) Notary Public for Oregon
My commission expires: 6-10-92

Before me:
Notary Public for Oregon
My commission expires:

Danaher/Wellner	
5152 Cottage Ave	
Klamath Falls, OR 97603	
GRANTOR'S NAME AND ADDRESS	
Danaher/Wellner	
above address	
GRANTEE'S NAME AND ADDRESS	
Danaher/Wellner	
above address	
NAME, ADDRESS, ZIP	
Danaher/Wellner	
above address	
NAME, ADDRESS, ZIP	

STATE OF OREGON, ss.
County of Klamath
I certify that the within instrument was received for record on the 20th day of Dec., 19 89, at 3:34 o'clock P.M., and recorded in book M89 on page 24565 or as file/reel number 9286. Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED
FOR
RECORDERS USE

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Muelens Deputy

Fee \$8.00