

9525

MTC 22635-P

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That CAROLYN O'DAY Vol. 1189 Page 25023

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SHAN R. BRITTON, an unmarried man, 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 Clatsop and State of Oregon, described as follows, to-wit:

Lot 1, Block 4, SECOND ADDITION TO MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3809-36DC-7600

"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.

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 \$ 73,000.00

11 However, the actual consideration received, if it includes other property or value given or promised which is the whole or part of the consideration for the transfer, is \$ 73,000.00

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 27 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.

Carolyn O'Day by Donald L. Vogt
as Attorney in fact

STATE OF OREGON.
County of Klamath
12/27 1989 ss

Personally appeared the above named
DONALD L. VOGT AS ATTORNEY IN
FACT FOR CAROLYN OLDAY

_____ and acknowledged the foregoing instrument
to be HIS voluntary act and deed.

Before me, Barbara Spencer
 (OFFICIAL SEAL) PAMELA J. SPENCER
NOTARY PUBLIC - OREGON
Notary Public for Oregon
 My Commission Expires Feb 11 92
 My commission expires:

CAROLYN O'DAY
1532 Kool Rd.
Kelso, WA 89626

SHAN R. BRITTON
1627 Tamera Drive
Klamath Falls, OR 97603

After recording, turn to:

Shan E. Britton
1627 Tamera Drive
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

Shan R. Britton
1627 Tamera Drive
Klamath Falls, OR 97603

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19_____,
_____ 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 _____.

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 112:

Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

STATE OF OREGON,
County of Klamath ss.

I certify that the within instrument was received for record on the 28th day of December, 19 89, at 9:40 o'clock A M., and recorded in book M89 on page 25023 or as file/reel number 9525

Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk

By Bernetha J. Lebo Recording Officer
Deputy

Fee \$8.00