

9574

MTC 22830-D

WARRANTY DEED

Vol. M 89 Page 25111

KNOW ALL MEN BY THESE PRESENTS, That CECIL P. DREW and EVELYN L. DREW, each as to an undivided 1/2 interest as tenants in common

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by D & S PROPERTIES, a partnership

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: Lots 10A, 10B, 10C and 10D, Block 4 RAILROAD ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account NO 3809 03JBB 03200

"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

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 \$ 55,000.00. However, the actual consideration consists of XXXXXXXXXX property or value given or premises which is the whole part of the consideration (and tax). (The reference to, from the symbols of, not applicable, should be deleted. See Vol. 98, 9849)

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 28th 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:

Cecil P. Drew

Evelyn L. Drew

STATE OF OREGON, County of _____) ss. _____, 19 ____.

STATE OF OREGON,)
County of Klamath) ss.
December 28, 19 89.

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,

Personally appeared the above named _____
Cecil P. Drew and Evelyn L. Drew

_____ 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: 6-16-92

Before me: _____
Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

Drew
810 Loma Linda Drive
Klamath Falls, Or 97601

GRANTOR'S NAME AND ADDRESS

D & S Properties
1041 Wild Plum Dr
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After record here, return to:

D & S Properties
above address

NAME, ADDRESS / ZIP

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

D & S Properties
above address

NAME, ADDRESS / ZIP

STATE OF OREGON,) ss. _____

County of Klamath

I certify that the within instrument was received for record on the 28 day of Dec, 19 89, at 3:59 o'clock P.M., and recorded in book M89 on page 25111 or as file/reel number 9574

SPACE RESERVED

FOR

RECORDERS USE

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn

By Bernetha St. John Recording Officer
Deputy

8:00