

9598MTC 22486-1

WARRANTY DEED

Vol. 1789 Page 25158

KNOW ALL MEN BY THESE PRESENTS, That Charles Stanley Kujawski, Sr & Dorothy Jean Kujawski, now known as Dorothy Jean Hall, as tenants in common as to an undivided 1/2 interest hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by David B. Downing, 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:

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

Account No 3909 001AB 06900

"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 \$ 52,200.00

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 28 day of December, 1989; 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.

Charles Stanley Kujawski, Sr.  
Charles Stanley Kujawski, Sr.

Dorothy Jean Hall  
Dorothy Jean Hall, formerly Kujawski

STATE OF OREGON, County of Klamath ) ss.  
December 28, 1989

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)

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon  
My commission expires: 6-16-92

Notary Public for Oregon  
My commission expires:

Kujawski

1926 Carlson Dr

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

(please forward)

Downing

1926 Carlson Dr

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Downing

above

NAME, ADDRESS ZIP

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

Tax Service

NAME, ADDRESS ZIP

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 29 day of Dec, 1989, at 12:20 o'clock P. M., and recorded in book M 89 on page 25158 or as file/reel number 9598

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn

Fee 8.00

By Bernetha A. Hatch Recording Officer  
Deputy