

9606

MTC 22702-P

WARRANTY DEED

Vol. 1189 Page 25175

KNOW ALL MEN BY THESE PRESENTS, That STEVEN R. WALKER & DAWN SUE WALKER, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KYLE RYAN CORPORATION, an Oregon corporation, 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:

The South 48.2 feet of Lot 7, Block 5, and the North 48.2 feet of Lot 8, Block 5, THIRD ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3909-10CA-3800

Subject to: Liens and encumbrances of record including delinquent taxes for 1987-88, 1988-89 and 1989-90, which buyer herein agrees to assume and pay.

"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,

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 \$ 21,500.00. ~~I have received the sum of \$21,500.00 from the grantee, which is the whole consideration for the above described premises, and the same shall be a full and complete satisfaction of the debt hereby acknowledged by the grantee to the grantor.~~

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 15th 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.



Steven R. Walker



Dawn Sue Walker

STATE OF OREGON, County of Deschutes) ss.
12/15, 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)

Notary Public for Oregon
My commission expires:

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 29 day of Dec, 1989, at 12:20'clock PM., and recorded in book M89 on page 25175 or as file/reel number 9606. Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn

8.00

By Bernetha Spelch Recording Officer
Deputy



Before me: K. S. Conrad
Notary Public for Oregon
My commission expires: 6-1-93

Steven R. Walker & Dawn Sue Walker
61306 Klamath
Blend, OR 97701

GRANTOR'S NAME AND ADDRESS

Kyle Ryan Corporation

4110 AUSTIN

Klamath Falls OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Kyle Ryan Corporation

4110 AUSTIN

KLAMATH FALLS OR 97603

NAME, ADDRESS, ZIP

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

Kyle Ryan Corporation

4110 AUSTIN

KLAMATH FALLS OR 97603

NAME, ADDRESS, ZIP

SPACE RESERVED

FOR

RECORDERS USE