

9716

mtc 20819-11 WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS That CECIL P. DREW and EVELYN L. DREW, each as to an undivided interest, as tenants in common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by D & S PROPERTIES, a partnership, 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:

SEE ATTACHED LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

SUBJECT TO: Mortgage, including the terms and provisions thereof dated July 8, 1960, recorded July 12, 1960, in Volume 197, page 101, Deed Records of Klamath County, Oregon, in favor of Christ Blanas and Frances C. Blanas; as Mortgagees which the above named Grantees do not agree nor assume and the Grantors named above hereby agree to hold the Grantees harmless therefrom.

"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 all those of record and those apparent upon the land 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 \$ 545,000.00

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 2nd day of January, 19 90; 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  
CECIL P. DREW

Evelyn L. Drew  
EVELYN L. DREW  
STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19 \_\_\_\_.

STATE OF OREGON, )  
County of Klamath ) ss.  
January 2, 19 90

Personally appeared the above named  
CECIL P. DREW and EVELYN L. DREW

and acknowledged the foregoing instrument  
to be their voluntary act and deed.

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) Kristin L. Redd  
Notary Public for Oregon  
My commission expires: 11/16/91

Before me: (OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

CECIL P. DREW and EVELYN L. DREW  
810 Loma Linda Drive  
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS  
D & S PROPERTIES, a partnership  
1641 Wild Plum Drive  
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS  
After recording, return to:  
SAME AS GRANTEE

NAME, ADDRESS, ZIP

Use: a change is requested all the statements shall be true to the following and the  
SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.  
County of \_\_\_\_\_ )  
I certify that the within instrument was  
received for record on the \_\_\_\_\_  
day of \_\_\_\_\_, 19 \_\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded  
in book \_\_\_\_\_ on page \_\_\_\_\_ or as  
file/reel number \_\_\_\_\_  
Record of Deeds of said county.  
Witness my hand and seal of County  
affixed.

Recording Officer  
By \_\_\_\_\_ Deputy

Lots 15, 16 and 17, Block 3; Lots 9, 10, 11, 12, 13, 14, 15, Block 4; Lots 3, 4, 5, 6, and 7, Block 5 and that portion of vacated alley in said Block 5 between said lots 3, 4, 5, 6 and 7; Lots 1, 2 and 3 Block 6, CANAL 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. EXCEPTING THEREFROM that certain well located in Block 5 described in Warranty Deed dated August 4, 1972 and recorded on October 12, 1972 in Volume M72, page 11677, Microfilm Records of Klamath County, Oregon from Cecil and Evelyn L. Drew and Mary Vlahos to California-Pacific Utilities Company.

Tax Account No:	3809 032AA 02200	3809 032AA 02300
	3809 032AA 02400	3809 032AA 02800
	3809 032AA 02900	3809 032AA 04600
	3809 032AA 04700	

STATE OF OREGON: COUNTY OF KLAMATH:, ss.

Filed for record at request of Mountain Title Co. the 2nd day  
of Jan. A.D., 19 90 at 4:20 o'clock PM., and duly recorded in Vol. M90,  
of Deeds on Page 64.

Evelyn Biehn . County Clerk

By Pauline Mullenders

FEE \$33.00