

9729

WARRANTY DEED

Vol. m90 Page 87

MTC #22769-K

KNOW ALL MEN BY THESE PRESENTS, That William P. Seibt

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Richard A. Gay and Carol A. Gay, husband and wife, 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 NE1/4 SE1/4 SE1/4, Section 20, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, EXCEPT that portion conveyed to Klamath County by deed recorded August 9, 1916 in Volume 46 at page 57, Deed Records of Klamath County, Oregon.

Tax Account No: 4008 020D0 03700

"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 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 \$ 20,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole/part of the consideration (indicate which) 1 (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

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.

William P. Seibt
William P. Seibt

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

Personally appeared the above named
William P. Seibt

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

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires: 7/12/93

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

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:

William P. Seibt
P.O. Box 1652
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS
Richard A. & Carol A. Gay
Ashland Star Route 12150 Overland
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

Affecting claim to:
Richard A. Gay and Carol A. Gay
Ashland Star Route 12150 Overland
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP
If a change is requested all tax statements shall be sent to the following address:
Richard A. & Carol A. Gay
Ashland Star Route 12150 Overland
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was
received for record on the 3rd
day of Jan., 1990
at 9:12 o'clock AM. and recorded
in book M90 on page 87 or as
file/reel number 9729

Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Muscare Deputy

Fee \$28.00