

WTC: 22719-15

WARRANTY DEED

Vol. m90 Page 248

9812

KNOW ALL MEN BY THESE PRESENTS, That

Robert J. Mullen

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Jack H. Roberts & Karin W. Roberts, HUSBAND AND WIFE

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 10 and 11, Block 1, TRACT 1225, TANGLEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809 015A0 01300

Tax Account No: 3809 015A0 01400

"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."

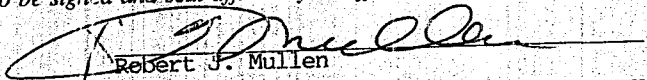
To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances, and that 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 consideration stated above is not to be construed as a warranty of title, but as a statement of the value of the property at the time of the transfer. The grantor does not warrant the title, but only the value of the property at the time of the transfer. 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.

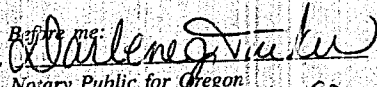
In Witness Whereof, the grantor has executed this instrument this 14 day of December, 19 89; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.


Robert J. Mullen

STATE OF OREGON,)
County of Klamath) ss.
December 14, 19 89

Personally appeared the above named
Robert J. Mullen

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

Before me:
(OFFICIAL SEAL) 
Notary Public for Oregon
My commission expires: 6/16/92

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: _____

Robert J. Mullen
2250 Ranch Road
Ashland, Or 97520

Jack H. Roberts & Karin W. Roberts
Rt 4, Box 900
Klamath Falls, Or 97601

After recording return to
Jack H. Roberts & Karin W. Roberts
Rt 4, Box 900
Klamath Falls, Or 97601

Until a change is requested all tax statements shall be sent to the below address
Jack H. Roberts & Karin W. Roberts
Rt 4, Box 900
Klamath Falls, Or 97601

STATE OF OREGON,) ss.
County of Klamath
I certify that the within instrument was received for record on the 5th day of Jan, 19 90, at 10:19 o'clock A M., and recorded in book M90 on page 248 or as file/reel number 9812.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mullen, Deputy

Fee: \$28.00