

OK

9961

WARRANTY DEED

Vol. m90 Page 520KNOW ALL MEN BY THESE PRESENTS, That GEORGE A. SPRAGUE, SR.

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

GEORGE A. SPRAGUE, SR., and GEORGE A. SPRAGUE, JR.*, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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 3 of Block 1, BUREKER PLACE according to the duly recorded plat thereof now on file in the office of the County Clerk of Klamath County, Oregon, being a replat of Bureker Place, recorded September 21, 1945

*The grantees herein do not take the title in common but the right of survivorship, that is that the fee shall rest in the survivor of the grantees.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances

except those apparent on the land

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 \$ 10.00

~~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 ①, 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 29 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.

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.

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

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 _____

Personally appeared the above named _____
George A. Sprague SR.

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

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

George A. Sprague, Sr.4249 ClintonK. Falls, Or 97603

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 9th day of Jan., 19 90, at 2:02 o'clock P.M., and recorded in book/reel/volume No. M90 on page 520 or as fee/file/instrument/microfilm/reception No. 9961, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Pauline M. Mulvaney Deputy

Fee \$28.00

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