MTC 22875-D WARRANTY DEED Vol. <u>mgo</u> Page 619 10017 KNOW ALL MEN BY THESE PRESENTS, That Frank L. Halterman hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Thomas R. Groves & Constance L. Groves, 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 \_\_\_\_ \_\_\_\_ and State of Oregon, described as follows, to-wit: Klamath The NE1/4 SW1/4 NE1/4 and NW1/4 SE1/4 NE1/4, Section 2, Township 35 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon. Rax Account No 3508 00200 01000 2 "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 all 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  $\frac{10,250.00}{10,250.00}$ 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 5 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. Frank L Halterman STATE OF OREXXXXIndiana STATE OF OREGON, County of \_ Marion County-of\_ , 19 fan. Personally appeared and who, being duly sworn, Personally appeared the above named\_ each for himself and not one for the other, did say that the former is the Frank L. Halterman \_president and that the latter is the secretary of , a corporation, and acknowledged the foregoing instrument and that the seal affixed to the foregoing instrument is the corporate to be his voluntary act and deed. 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 ন্দ্রে। deed. (OFFICIAL: Notary Public for Official Indiana Before me: (OFFICIAL SEAL) Notary Public for Oregon My commission expires: My commission expires: 9-29.90 "Summer Frank L. Halterman STATE OF OREGON, 4939 Red Robin Dr, Apt SS. Beech Grove, IN 46107 County of \_\_\_\_Klamath\_\_\_ ME AND ADDRESS I certify that the within instrument was Thomas R. Groves & Constance L. received for record on the 10th Groves 7423 Limerick Ave day of \_\_\_\_\_Jan.\_\_\_, 19\_90\_\_\_ at 1:30 o'clock P. M., and recorded Dublin, CA 94568 GRANTEE'S NAME AND ADDRESS SPACE KESERVED in book <u>M90</u> on page 619 \_ or as file/reel number 10017 After recording return to FUN Thomas R. Groves & Constance L. Groves Record of Deeds of said county. RECORDER'S USE 7423 Limerick Ave Witness my hand and seal of County Dublin, CA-94568 affixed. NAME ADDRESS 2 Until a change is requested all tax statements shall be sent to the following address Evelyn Biehn, County Clerk Thomas R. Groves & Constance L. Groves **Recording Officer** 7423 Limerick Ave Br Q Auline Mullendare Deputy Dublin, CA 94568 Fee \$28.00