

9718

10227

WARRANTY DEED

Vol. m90 Page 69

ROBERT W. SPRUILL AND KAREN S. SPRUILL

KNOW ALL MEN BY THESE PRESENTS, That  
Husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN M. TICHENOR AND ANNETIESE F. TICHENOR, Husband & 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:

Lot 22 in Block 4 of TRACT 1153, SECOND ADDITION TO PINE GROVE PONDEROSA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

THIS INSTRUMENT IS BEING RE-RECORDED TO CORRECT GRANTEE'S MIDDLE INITIAL.

Assessors Parcel No. 162-3910-09BC-1200  
Key No. 594164

"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 apparent to 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 \$ 88,000.00.  
However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (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 28 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 W. Spruill

Karen S. Spruill

Karen S. Spruill  
STATE OF OREGON, County of CLARK ss.  
WASHINGTON 12-28, 19 89

Personally appeared Robert W. Spruill and Karen S. Spruill 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:

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 2nd day of Jan., 19 90, at 4:20 o'clock P.M., and recorded in book M90 on page 69 or as file/reel number 9718.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Dorlene Mullender Deputy

Fee \$28.00

WASHINGTON  
STATE OF OREGON,  
County of CLARK ss.  
12-28, 19 89

Personally appeared the above named

Robert W. Spruill and  
Karen S. Spruill

and acknowledged the foregoing instrument  
voluntary act and deed.



Notary Public for Oregon  
My commission expires: 11-25-91

Robert W. & Karen S. Spruill  
3117 N.E. 135th Ave  
Vancouver, WA

GRANTOR'S NAME AND ADDRESS

John N. & Annetiese J. Tichenor  
1451 Pine Grove Rd.  
Klamath Falls OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal S & L  
540 Main St.  
Klamath Falls OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all my statements shall be sent to the following address:  
Same as Above

NAME, ADDRESS, ZIP

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 17th day  
of Jan. A.D., 19 90 at 9:52 o'clock A. M., and duly recorded in Vol. M90,  
of Deeds on Page 1103.

Evelyn Biehn County Clerk

By Pauline Mulendore

FEE \$10.00