

10392

MC 228764

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That FAYE L. SPIKER, BONNIE M. VALDEZ, PAT J. DENSON & ANITA G. KERR, as tenants in common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBBIE L. RUSH, 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:

Lots 19, 20 and 21, Block 4, FAIRHAVEN HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3908-13AB-1600

"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 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 \$18,000.00.
~~How the consideration is to be paid or the property is to be conveyed, and the date of the conveyance, should be stated in the body of the instrument. If the consideration is to be paid in installments, the terms of the installment should be stated in the body of the instrument. If the property is to be conveyed in installments, the terms of the installment should be stated in the body of the instrument. If the consideration is to be paid in installments, the terms of the installment should be stated in the body of the instrument. If the property is to be conveyed in installments, the terms of the installment should be stated in the body of the instrument.~~

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 14th 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.

Anita G. Kerr
Anita G. Kerr

Faye L. Spiker
Faye L. Spiker
Bonnie M. Valdez
Bonnie M. Valdez
Pat J. Denson
Pat J. Denson

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:

Pamela J. Spencer
Before PAMELA J. SPENCER
(OFFICIAL SEAL) NOTARY PUBLIC-OREGON
My commission expires 8/16/97

Faye L. Spiker, Bonnie M. Valdez, Pat J. Denson & Anita G. Kerr

STATE OF OREGON, ss.
County of Klamath

I certify that the within instrument was received for record on the 19th day of Jan., 19 90, at 4:43 o'clock PM., and recorded in book M90 on page 1362 or as file/reel number 10392.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Douglas M. Biehn Deputy

Fee \$28.00