

10447

MTC #22896-DN

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

Thomas W. Williams and Kelly P. Williams

as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Christina M. Montgomery and Ray Montgomery & Phyllis Montgomery, 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 Klamath and State of Oregon, described as follows, to-wit:

Lot 9, Block 1, TRACT 1158, THIRD ADDITION TO EAST HILLS ESTATES, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM the following:

Beginning at the Northeast corner of Lot 9, Block 1; thence South 5.00 feet; thence South 54 degrees 53' 42" West 231.94 feet to the West line of Lot 9; thence North along the West line of Lot 9, 48.46 feet to the Northwest corner of Lot 9; thence North 65 degrees 43' 12" East 226.88 feet to the point of beginning.

Tax Account No: 3909 001AA 00901

\*\*\*all not as tenants in common but with the right of survivorship  
 "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 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 \$ 53,000.00.  
 However, the actual consideration consists of or includes other property or value given or promised which is the ~~XXXXX~~ 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 22nd day of January, 1990; 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.

Thomas W. Williams  
 Thomas W. Williams

Kelly P. Williams  
 Kelly P. Williams

STATE OF OREGON,  
 County of Klamath ) ss.  
 January 22, 1990

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
 \_\_\_\_\_, 19\_\_\_\_.

Personally appeared the above named \_\_\_\_\_  
 Thomas W. Williams  
 Kelly P. Williams

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 \_\_\_\_\_

\_\_\_\_\_ and acknowledged the foregoing instrument  
 to be their \_\_\_\_\_ voluntary act and deed.

\_\_\_\_\_ 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.

(OFFICIAL  
 SEAL)

Notary Public for Oregon  
 My commission expires: 11/12/91

Notary Public for Oregon  
 My commission expires: \_\_\_\_\_

(OFFICIAL  
 SEAL)

Thomas W. Williams & Kelly P. Williams  
 3402 Avenue A

White City, OR 97503

GRANTOR'S NAME AND ADDRESS

Montgomery, Christina, Ray & Phyllis

14529 NE 43rd Place #1208

Bellevue, WA 98007

GRANTEE'S NAME AND ADDRESS

After recording return to

Montgomery, Christina, Ray & Phyllis

14529 NE 43rd Place #1208

Bellevue, WA 98007

NAME, ADDRESS, ZIP

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

Montgomery, Christina

14529 NE 43rd Place #1208

Bellevue, WA 98007

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was  
 received for record on the 22nd  
 day of Jan, 1990,  
 at 11:48 o'clock A. M., and recorded  
 in book M90 on page 1439 or as  
 file/reel number 10447.

Record of Deeds of said county.

Witness my hand and seal of County  
 affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Darlene Mueller, Deputy

Fee \$28.00