

10669 MTC 22708 - P

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That WALTER O. SHOLD

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called HOWARD WHITE & ROCHELLE WHITE, Husband and wife
 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 2 and 3 in Block 53 of SECOND HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3809-28CC-300 & 400

"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 \$ 14,000.00.

~~However, the true and actual consideration for this transfer is the sum of \$14,000.00, which is the sum of the consideration for the land and the consideration for the improvements thereon, which is the sum of \$14,000.00.~~
 Sec 93-0301

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 3rd 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.

Walter O. Shold
 Walter O. Shold

STATE OF OREGON,)
 County of Klamath) ss.

Personally appeared the above named _____
Walter O. Shold

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

(OFFICIAL SEAL)
Pamela J. Spencer
 Before me, PAMELA J. SPENCER
 NOTARY PUBLIC-OREGON
 My Commission Expires 8/16/92
 My commission expires _____

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:

Notary Public for Oregon
 My commission expires: _____

(OFFICIAL SEAL)

WALTER O. SHOLD
4093 Sylvia St SE
SALEM OR 97301
 GRANTOR'S NAME AND ADDRESS

HOWARD WHITE & ROCHELLE WHITE
655 Ocean View Dr
Camarillo, CA 93010
 GRANTEE'S NAME AND ADDRESS

After recording return to:
HOWARD WHITE & ROCHELLE WHITE
655 Ocean View Dr
Camarillo, CA 93010
 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
HOWARD WHITE & ROCHELLE WHITE
655 Ocean View Dr
Camarillo, CA 93010
 NAME, ADDRESS, ZIP

SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON, ss.

County of Klamath
 I certify that the within instrument was received for record on the 26th day of Jan., 1990, at 11:51 o'clock AM., and recorded in book M90 on page 1852 or as file/reel number 10669.

Record of Deeds of said county.
 Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Caroline Mullendore, Deputy
 Recording Officer

Fee \$28.00