

10692

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Lyle D. Peckenpaugh

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Lyle D. Peckenpaugh and Randy W. and Tammy L. Ingram, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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 39 Block 1
Kelene Gardens Addition
Klamath County, Oregon

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances

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 \$1,000.00

①However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ②(The sentence between the symbols ①, 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 24th day of January, 1990;
In 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.

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.

STATE OF OREGON, } ss.
County of Klamath
January 24, 1990

Personally appeared the above named
Lyle D. Peckenpaugh

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

Before me:
Notary Public for Oregon
My commission expires: 1/30/92.

Lyle D. Peckenpaugh
Randy W. Ingram
Tammy L. Ingram

STATE OF OREGON, County of _____, 19____ ss.

Personally appeared _____, 19____ 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 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:

(If executed by a corporation, affix corporate seal)

Lyle D. Peckenpaugh
3905 Coronado Way
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS
Lyle D. Peckenpaugh, Randy W. & Tammy L. Ingram
4846 Lorayne Pl.
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:

Lyle D. Peckenpaugh
3905 Coronado Way
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

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 2:12 o'clock P.M., and recorded in book/reel/volume No. M90 on page 1898 or as fee/file/instrument/microfilm/reception No. 10692, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Pauline Mulholland Deputy

Fee \$28.00