11924 MTC #23013-DN **WARRANTY DEED** Vol. M90 Page 3991

KNOW ALL MEN BY THESE PRESENTS, That KENT S. REX and GLORIA A. REX, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PHIL R. HAYS and PATRICIA J. HAYS, 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 12, in Block 3 of TRACT NO. 1145, NOB HILL, A RESUBDIVISION OF PORTIONS OF NOB HILL, IRVINGTON HEIGHTS, MOUNTAIN VIEW ADDITION AND ELDORADO HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809 020DA 03200

MOUNTAIN TITLE COMPANY

"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 $ 130,000.00 *.*

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 28th *day of* February *, 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.*

Kent S. Rex

Kent S. Rex

Gloria A. Rex

Gloria A. Rex

STATE OF OREGON,)
County of Klamath) *ss.*
28th February *, 19* 90 *.*

Personally appeared the above named Kent S. Rex, Gloria A. Rex *and acknowledged the foregoing instrument to be* their *voluntary act and deed.*

Dana M. Nielsen

Before me: DANA M. NIELSEN NOTARY PUBLIC-OREGON My Commission Expires 1/8/94

(OFFICIAL SEAL)

Notary Public for Oregon
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: *(OFFICIAL SEAL)*

Notary Public for Oregon
My commission expires:

Kent & Gloria Rex
1811 Park Avenue
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Phil & Patricia Hays
P.O. Box 1935
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Phil & Patricia Hays
P.O. Box 1935
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Phil & Patricia Hays
P.O. Box 1935
Klamath Falls, OR 97601
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 2nd *day of* March *, 19* 90 *, at* 8:43 *o'clock* A *M., and recorded in book* M90 *on page* 3991 *or as file/reel number* 11924 *, Record of Deeds of said county.*

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Lauren Mullendore *Deputy.*

Fee $28.00

MOUNTAIN TITLE COMPANY

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