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11997

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That MAX A. SAUNDERS and  
EVILLO B. SAUNDERS, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ANN L. DALCOUR

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:

An undivided 4/10ths interest in and to the following described premises in Klamath County, Oregon, to wit:

The Easterly 40 feet of Lot 6 and the Easterly 40 feet of the Southerly 25 feet of Lot 5 in Block 90 of Buena Vista Addition to the City of Klamath Falls, 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 except as above stated & liens & assessments, rules & regulations for irrigation, drainage & sewage reservation, restrictions, easements, and rights of way of record & those apparent on the land, 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 \$ 6,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) the whole backed by the whole

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, 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.

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 ~~RECORD~~ California } ss.  
 County of Sacramento  
February 28, 1990

Personally appeared the above named MAX  
A. SAUNDERS and EVILLO B. SAUNDERS

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

Before me:

(OFFICIAL SEAL)

Notary Public for California  
 My commission expires Jan 7, 1994

OFFICIAL SEAL  
KIM EANE  
 NOTARY PUBLIC - CALIFORNIA  
 SACRAMENTO COUNTY  
 My Comm. Expires Jan 7, 1994

STATE OF OREGON, County of Klamath ) ss.  
February 28, 1990

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 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)

(If executed by a corporation, affix corporate seal)

Max A. & Evillo B. Saunders  
6887 Crosswoods Court, #212  
Citrus Heights, CA 95621  
 GRANTOR'S NAME AND ADDRESS

Ann L. Dalcour  
1407 California Avenue  
Klamath Falls, Oregon 97601  
 GRANTEE'S NAME AND ADDRESS

After recording return to:

Ann L. Dalcour  
1407 California Avenue  
Klamath Falls, Oregon 97601  
 NAME, ADDRESS, ZIP

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

Ann L. Dalcour  
1407 California Avenue  
Klamath Falls, Oregon 97601  
 NAME, ADDRESS, ZIP

SPACE RESERVED  
 FOR  
 RECORDER'S USE

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 5th day of March, 1990, at 11:29 o'clock AM, and recorded in book/reel/volume No. M90 on page 4111 or as fee/file/instrument/microfilm/reception No. 11997 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
 NAME TITLE

By Debra M. Mullins Deputy

Fee \$28.00

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