

12885

MOUNTAIN TITLE COMPANY

MTC 2319-P WARRANTY DEED

Vol. M90 Page 5676

KNOW ALL MEN BY THESE PRESENTS, That GLENN E. SPULLER and MARGARET H. SPULLER, as tenants by the entirety, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JEFFREY B. FERRIER and CLAIREANN FERRIER, 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 46 of TRACT 1184, OREGON SHORES, UNIT 2, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon Tax Account No. 3507-18AB-4901

"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 \$18,000.00

~~It is hereby acknowledged that the above described premises are being transferred to the grantee as a gift and the grantor is not receiving any consideration therefor.~~

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 March, 19 90; if a corporate grantor, it has caused its name to be signed and sealed affixed by its officers, duly authorized thereto by order of its board of directors.

Glenn E. Spuller
Glenn E. Spuller

Margaret H. Spuller
Margaret H. Spuller

STATE OF OREGON,
County of Klamath, ss.
3/28, 19 90

STATE OF OREGON, County of Klamath, ss.
19 90

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 _____

Personally appeared the above named
Glenn E. Spuller & Margaret H. Spuller

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

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)

(OFFICIAL SEAL)

Before me:
Notary Public for Oregon 8/16/12
My commission expires:

Notary Public for Oregon
My commission expires:

Glenn E. & Margaret H. Spuller

MTC 30 Box 127 A

Chiloquin OR 97624

GRANTOR'S NAME AND ADDRESS

Jeffrey B. & Claireann Ferrier

24422 Muela

Mission Viejo, CA 92692

GRANTEE'S NAME AND ADDRESS

After recording return to:
Jeffrey B. & Claireann Ferrier

24422 Muela

Mission Viejo, CA 92692

NAME, ADDRESS, ZIP

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

Jeffrey B. & Claireann Ferrier

24422 Muela

Mission Viejo, CA 92692

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 29th day of March, 19 90, at 9:15 o'clock A.M. and recorded in book M90 on page 5676 or as file/reel number 12885

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Mueseler Deputy

Fee \$28.00

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