

12999

WARRANTY DEED

Vol. 990 Page 5876

WARD D. MONROE, JR. AND PATRICIA S. GREEN,

KNOW ALL MEN BY THESE PRESENTS, That  
HUSBAND AND WIFE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN R. WILSON, 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 15 in Block 4 of SECOND ADDITION TO MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Assessors Account No. 141-3809-36DC-6200  
Key No. 454038

"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 to 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 \$ 78,000.00. ~~However, the consideration paid for this transfer may be stated in terms of other property or other consideration, which shall be stated in the body of this instrument (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 30th day of March, 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.

Ward D. Monroe Jr.  
Ward D. Monroe, Jr. Patricia S. Green by Ward D. Monroe Jr.

STATE OF OREGON,  
County of Klamath ss.  
March 30, 1990.

Personally appeared the above named WARD D. MONROE JR.

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

Before me:  
(OFFICIAL SEAL) David L. Chandler  
Notary Public for Oregon  
My commission expires: 7-6-90

Patricia S. Green  
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: \_\_\_\_\_

Ward D. Monroe Jr. & Patricia S. Green  
776 W. Desert Ave  
Medford, Ore 97501  
GRANTOR'S NAME AND ADDRESS

John R. Wilson  
16712 Amber Ave.  
Klamath Falls, Ore 97603  
GRANTEE'S NAME AND ADDRESS

Klamath Dist Federal S & L  
340 Main St  
Klamath Falls, Ore 97601  
NAME, ADDRESS & ZIP

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

same as above

NAME, ADDRESS & ZIP

STATE OF OREGON, ss.  
County of \_\_\_\_\_

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_.

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

By \_\_\_\_\_ Recording Officer  
Deputy

MOUNTAIN TITLE COMPANY

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath } ss.

On this the 30th day of March, 19 90 personally appeared  
WARD D. MONROE JR  
who, being duly sworn (or affirmed), did say that he is the attorney in fact for  
PATRICIA S. GREEN  
that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowl-  
edged said instrument to be the act and deed of said principal.

(Official Seal)

Before me:

Ernest Chandler

(Signature)

7-6-90

(Title of Officer)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 30th day  
of March A.D., 19 90 at 4:05 o'clock PM., and duly recorded in Vol. M90  
of Deeds on Page 5876.

FEE \$33.00

Evelyn Biehn . County Clerk

By Pauline Mullens