

## WARRANTY DEED

13215

MTC #23271-DN

KNOW ALL MEN BY THESE PRESENTS, That  
KEVIN EUGENE LYNNhereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_, hereinafter called  
SHANDA LYNN HEMMEGERthe 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 41, Block 38, SIXTH ADDITION TO KLAHATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3907 02400 01200

SUBJECT TO: Real Estate Contract, including the terms and provisions thereof dated January 27, 1987, recorded January 30, 1987 in Vol. M87, page 1531, Microfilm Records of Klamath County, Oregon in favor of State of Oregon, by the Director of Veterans' Affairs, Vendor. The above Grantee hereby agrees to assume &amp; pay this Contract in full.

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 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

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 \$ 38,000.00

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 2nd day of April, 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.

Kevin Eugene Lynn

STATE OF OREGON,  
County of Klamath ss.  
April 2nd, 19 90Personally appeared the above named  
Kevin Eugene Lynnand acknowledged the foregoing instrument  
to be his voluntary act and deed.(OFFICIAL SEAL) DANA M. NILSEN  
NOTARY PUBLIC - OREGON  
My commission expires 1/31/94STATE 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: \_\_\_\_\_Kevin E. Lynn  
5019 Weingauser Rd  
Klamath Falls, OR 97601  
GRANTOR'S NAME AND ADDRESS  
Shanda Lynn Hemmeger  
5801 Woodland Avenue  
Murdero, OR 97531  
GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath  
I certify that the within instrument was received for record on the 5th day of April, 19 90, at 3:59 o'clock PM. and recorded in book M90 on page 6304 or as file/reel number 13215.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.Evelyn Biehn, County Clerk  
Recording Officer  
By Caroline Mueller Deputy

Fee \$28.00