WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That _

MTU 232

13270

Vol. <u>m90</u> Page 64C5

O BINNANIN MUNUSUS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DEMAUROL F SAM G. MAYER TRYON and DAWN E. AYFRS, as tenants in common, each as to an undivided/2 interenditer 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 apperand State of Oregon, described as follows, to-wit: taining, situated in the County of ____Blauath___ The South 40 feet of Lots 41 and 42, of the Resubdivision of Block 125, MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Klamath County Tax Account #3809-033DA-05500. Trust Deed, subject to the terms and provisions thereof, dated SUBJECT TO: September 9, 1983, recorded September 9, 1983, Volume M83, page 15438, Microfilm Records of Klamath County, Oregon, in favor of Helen L. Walters, as Beneficiary, which the above named Grantees hereby agree to assume and pay 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 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 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 \$28,500.00 NICORONELY DE LE REAL XRRAIERREIRREIR EN COLEVARIOUR LEMON DE DECLAR XX HE BOUR LINHUMANNER MER DE ANA MER DE L RAU LASTING XRAVI ARAUKOVICO, GRANXELIKOVI KOLLIKI KRACENIK KREGERNICH XX. MODOKSLIGI METRODI EX SLOUPARENSKI KOL Sau ORCX93038XXX 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 23 day of <u>March</u>, 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. an SAM G. MAYER Ileck Son ss. STATE OF OREGON, County of STATE OF OREGON. County of Personally appeared ... and Jour Mayer who, being duly sworn, each for himself and not one for the other, did say that the former is the Personally appeared the above named _ president and that the latter is the _secretary of _ SAM G. MAYER , a corporation, and that the yeal affixed to the foregoing instrument is the corporate _ and acknowledged the foregoing instrument stal of said corporation and that said instrument was signed and sealed volumary act and deed. his____ to be. In Jehalf of said corporation by authority of its board of directors; and And the get the acknowledged said instrument to be its voluntary act and cance A NERGINIAL TURPINEd. (OFFICIAL NOTARY PUBLIC OREGODE fore me: Before me: SEAL) My Commission Englises (OFFICIAL Notary Public for Oregon Notary Public for Oregon SEAL) My commission expires: My commission expires: STATE OF OREGON. SAM G. MAYER ss. 410 S. Columbus County of ____Klamath Medford, CR 97501 I certify that the within instrument was GRANIOR'S NAME AND ADDR'S 1 received for record on the 6th DEMAUROL F. TRYON and DAWN E. AYERS day of ______, 19_90 19801 Hawthorne Blvd. #52 at 3:53 o'clock P. M., and recorded Torrance, CA 90504 in book <u>M90</u> on page <u>6405</u> or as SPACE RESERVED file/reel number _____ 13270_ 54374 AA T recording return to Record of Deeds of said county. SAME AS GRANTEE RECORDER'S USE Witness my hand and seal of County affixed. NAME: ADDRESS, ZIP Centra change is requested ill fax statements shall be sen SAME AS GRANTEE Evelyn Biehn, County Clerk Recording Officer Douline Mulendare Deputy NAME: ADDRESS, ZIP Fee \$28.00