MTTC 25-255-1) WARRANTY DEED Vol. <u>mg</u> Page - 67 KNOW ALL MEN BY THESE PRESENTS, That Gleta Wampler hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Shirley Marie Gudmundson & Douglas Marlow Gudmundson, as tenants by the entirety called the grantee, does hereby grant, bargain, self and convey unto the said grantee and and grantee's heirs, successors and assigns, the certain real property, with the tenements, hered/taments and appurtenances thereanto belonging or appertaining, situated in the County of \_\_\_\_\_Blamath\_\_\_\_\_ and State of Oregon, described as follows, to-wit: Lot 1, Block 3, TRACT 1029, SPRAGUE RIVER PINES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Tax Account No: 3408 02780 04700 "This instrument will not allow use of the property described in this instrument in violation of applicable land use Jaws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should **E**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 to the land as of the date of this and that Egrantor 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 \$ 22,000.00. XXXXXXXXXXXXXXXXXXX In construing this deed and where the context so requires, the singular includes the plural and all grammatical chances 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 2\_\_\_\_ day of \_\_\_\_Marchapple 19\_\_\_ if a corporate gravitor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors. Dete Wamp Gleta Wampler STATE OF OREGON, County of \_\_\_\_\_ STATE OF OREGON, County of Klamath Marstr Opril 2 Personally appeared ... 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 \_\_\_\_\_ Gleta Wampler president and that the latter is the \_\_\_\_\_ secretary of \_\_\_ \_, a corporation, and that the seal affixed to the foregoing instrument is the corporate \_\_ and acknowledged the foregoing instrument ther, in voluntary act and deed. seal of said corporation and that said instrument was signed and sealed to: be \_\_\_\_ \_ 1 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. OFFICIALITY UNLEND (OFFICIAL Before me: SEAL) "....Notary Public for Oregon Notary Public for Oregon SEAL) My commission expires: 6-16-92 My commission expires: Gleta\_Wampler STATE OF OREGON. P.O. Box 134 55 Chilcquin, OR 97624 County of Klamath I certify that the within instrument was received for record on the 11th Shirley\_Marie\_Gudmundson\_&\_Douglas\_Marlow\_Gudmundson day of \_\_\_\_\_\_ April\_\_\_\_\_, 19 \_\_\_\_\_, 3583. Prestwick Circle at 10:43 oclock \_ A.M., and recorded Conside, CA 92056 INCE RESERVED in book <u>M90</u> on page <u>6707</u> or as file/reel\_number\_\_\_\_13401\_\_\_\_ Aher have been much he юя Record of Deeds of said county. Gudra: ndson-RECORDERS US Witness my hand and seal of County above-address---affixed. 54ML APD 0 55 70 Until a charge is reclarated attack inclusions shat the sensition by Discussion and Gudin ndson

\$28.00

Fee

above address

SAME AUDITESS ZO

Evelyn Biehn, County Clerk Recording Officer Pauline Millinday Deputy

deed.