

WARRANTY DEED

MTC 25311

13565

WILLIAM D. GREGORY & REBECCA M. GREGORY,

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM D. GREGORY & REBECCA M. GREGORY, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STEVEN H. EDDY & LINDA L. EDDY, husband and wife 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 5, Block 1, TRACT NO. 1007, WINCHESTER, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Tax Account No. 3909-11CC-13400

Subject to: Existing Mortgages in favor of Department of Veterans' Affairs recorded in Volume M78, page 4397 and Volume M81, page 17698, Microfilm Records of Klamath County, Oregon which buyers herein agree to assume and pay.

"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,

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 \$ 56,500.00

~~However, the actual consideration consists of an included sales property purchase agreement which is the whole part of the consideration and to which, the reference herein to the symbol, if applicable, should be deleted.~~ ORS 92.0860

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 13th day of April, 1990;

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.

William D. Gregory
William D. Gregory
Rebecca M. Gregory
Rebecca M. Gregory
STATE OF OREGON, County of _____) ss.
_____ , 19 _____

STATE OF OREGON, County of Klamath) ss.
4/13, 1990
Personally appeared the above named William D. Gregory & Rebecca M. Gregory

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: _____

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

Pamela J. Spencer
PAMELA J. SPENCER
(OFFICIAL NOTARY PUBLIC - OREGON)
SEAL My Commission Expires: 5/16/92
My commission expires: _____

William D. Gregory & Rebecca M. Gregory
10905 Kena Ct
Klamath Falls OR 97601
GRANTOR'S NAME AND ADDRESS
Steven H. Eddy & Linda L. Eddy
4305 Sturdivant
Klamath Falls OR 97603
GRANTEES NAME AND ADDRESS
After recording return to:
Steven H. Eddy & Linda L. Eddy
4305 Sturdivant
Klamath Falls OR 97603
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
Steven H. Eddy & Linda L. Eddy
Same address
NAME, ADDRESS, ZIP

STATE OF OREGON, _____ ss.
County of Klamath
I certify that the within instrument was received for record on the 13th day of April, 19 90, at 4:12 o'clock P.M. and recorded in book M90 on page 6988 or as file/reel number 13565, Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Debra M. Mulvane Deputy

Fee \$28.00

90 APR 13 PM 4 12 MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY