

13576

MTC 2283-D

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

ESTHER M. BUTLER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 BILL J. MC PHETRIDGE and ITHA B. MC PHETRIDGE, husband and wife, 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 apper-
 taining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 35 in Block 3, TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, according
 to the official plat thereof on file in the office of the County
 Clerk of Klamath County, Oregon.

Klamath County Tax Account #3909-014DB-00500.

"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 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 \$ 57,000.00

~~THE GRANTOR HEREBY WARRANTS AND FOREVER DEFENDS 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.~~

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 12th 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.

Esther M. Butler
 ESTHER M. BUTLER

STATE OF OREGON,)
 County of Klamath) ss.
April 12, 19 90

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 _____

Personally appeared the above named _____
 ESTHER M. BUTLER

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

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)

(OFFICIAL
 SEAL)

Notary Public for Oregon
 My commission expires: 11/16/91

Notary Public for Oregon
 My commission expires:

ESTHER M. BUTLER

1800 Esplanade Apt. #1

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

BILL J. MC PHETRIDGE and ITHA B. MC PHETRIDGE

406400 Grimes Rd.

Prineville, OR 97754

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all our 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 16th
 day of April, 19 90,
 at 10:33 o'clock A M., and recorded
 in book M90 on page 7007 or as
 file/reel number 13576,
 Record of Deeds of said county.

Witness my hand and seal of County
 affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Debra M. Mendenhall Deputy

Fee \$28.00

MOUNTAIN-TITLE-COMPANY

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