

13580

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That David Latourette & Pamela Latourette, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by John W. Reno and Rowena H. Reno, as tenants by the entirety 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 in Block 55, SECOND HOT SPRINGS 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.

Tax Account No: 3809 028CC 03500

"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 to 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 \$ 10,000.00.

~~How the consideration is to be paid, and the date of payment, shall be determined by the parties to this deed.~~

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 10 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.

David Latourette

Pamela Latourette  
STATE OF OREGON, County of \_\_\_\_\_, 19 \_\_\_\_\_ ss.

STATE OF OREGON,  
County of Klamath, 19 90 ss.

Personally appeared the above named  
David Latourette & Pamela Latourette

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

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)(OFFICIAL  
SEAL)

Notary Public for Oregon  
My commission expires: 6-16-92

Notary Public for Oregon  
My commission expires:

David Latourette & Pamela Latourette  
2011 Oregon Ave  
Klamath Falls, OR 97601  
GRANTOR'S NAME AND ADDRESS

John W. Reno and Rowena H. Reno  
9600 E. Louise Ave P.O. Box 787  
Manteca, CA 95336  
GRANTEE'S NAME AND ADDRESS

John W. Reno and Rowena H. Reno  
9600 E. Louise Ave P.O. Box 787  
Manteca, CA 95336  
NAME, ADDRESS, ZIP

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

John W. Reno and Rowena H. Reno  
9600 E. Louise Ave P.O. Box 787  
Manteca, CA 95336  
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 10:34 o'clock A M., and recorded  
in book M90 on page 7014 or as  
file/reel number 13580,  
Record of Deeds of said county.  
Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
B. Pauline Mueller, Deputy

Fee: \$28.00