

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That CHARLES D. PRYOR and THELDA J. PRYOR, husband and wife, hereinafter called the Grantor, for the consideration hereinafter stated to the grantee paid by ROGER K. HICKS and KATHY HICKS, husband and wife as tenants by the entirety, hereinafter called the Grantee, does hereby grant, bargain, sell and convey unto the grantee, his heirs, survivors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot #3 and Lot #4, Block 20, Chelsea Addition
to Klamath Falls, Oregon

To have and to hold the above described and granted premises unto the said grantee, his heirs and assigns forever.

Grantor hereby covenants to and with grantee and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those assumed by grantees, 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 \$17,500.00. 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.

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses.

IN WITNESS WHEREOF, the grantor has executed this instrument this 3rd day of January, 1990.

Charles D. Pryor Sr.
Charles D. Pryor

Thelda J. Pryor
Thelda J. Pryor

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STATE OF Arizona)
County of Pima) ss.

On this 3rd day of January, 1990, personally appeared Charles D. Pryor and Thelda A. Pryor, and acknowledged the foregoing instrument to be their voluntary act and deed.

Lee Ann Hall
Notary Public for Oregon Arizona
My Commission expires:
31 August 1991

Seller's name and address:

Charles & Thelda Pryor
3115 N. Tindle Blvd.
Flagstaff, Arizona 86004

Buyer's name and address:

Roger and Kathy Hicks
3429 Lindberg
Klamath Falls OR 97601

After recording return to:

Charles & Thelda Pryor
3115 N. Tindle Blvd.
Flagstaff, Arizona 86004

Mail tax statements to:

STATE OF OREGON)
) ss.
County of Klamath)

for
recorder's
use

I certify that the within instrument was received for record on the 17th day of April, 1990, at 9:52 o'clock A.m., and recorded in book/reel/volume No. M90 on page 7076 or as document/fee/file/instrument/microfilm No. 13624, Record of Deeds of said County.

Evelyn Biehn, County Clerk
Name

Title

BY Pauline Mulholland

Fee \$33.00

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