

13639

MTU 23390-R

WARRANTY DEED

13639
 KNOW ALL MEN BY THESE PRESENTS, That ROBERT L. NEALY, JR. and NANCY B. NEALY, husband and wife, as to an undivided 1/2 interest and JACK L. LINDSAY and DOROTHY M. LINDSAY, husband and wife, as to an undivided 1/2 interest hereinafter called "the grantor," for the consideration hereinafter stated, to grantor paid by A.A.A. PROPERTIES, INC., an Oregon corporation, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lots 41 and the East 5 feet of vacated walkway adjacent thereto, BALSIGER TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Tax Account #3909-003AD-01000.

"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 upon the land as of the date of this deed and that said grantor shall defend the said premises and every part and parcel thereof against the lawful claims

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.

[illegible]

SEEKERS 92-0000X
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 16TH 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.
x Jack L. Lindsey

STATE OF OREGON,)
County of Klamath) ss.
April 16, 1990

Personally appeared the above named JACK L. LINDSAY, DOROTHY M. LINDSAY, ROBERT L. NEALY, JR., and NANCY B. NEALY

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

STATE OF OREGON, County of _____) ss.
 _____, 19____.

Personally appeared _____, 19_____,
_____ 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 _____
v _____

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: _____

Notary Public for Oregon
My commission expires:

Robert L. Nealy et al
1443 Pine Grove Rd.
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS

A.A.A. Properties, Inc.
2301 Linda Vista
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

After recording return box:

SAME AS GRANTEE

NAME ADDRESS ZIP

to be sent to the following address:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath
I certify that the within instrument was
received for record on the 17th
day of April, 19 90,
at 11:27 o'clock A.M., and recorded
in book M90 on page 7101 or as
file/reel number 13639.

Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
Cauline Mullendore Deputy

Fee \$28.00