

13656

MTC 23414-K

KNOW ALL MEN BY THESE PRESENTS, That ALLAN L. SIMMONS & CAROL SIMMONS, astenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JIMMIE M. ALLEN, 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:

The Southerly 48 feet of Lot 8 and a strip 5 feet wide and 48 feet long from the Westerly side of Lot 7 and lying adjacent to the above described property in Block 308 of Darrow Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Tax Account No. 3809-33DD-12100

"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 \$12,500.00

~~It is hereby acknowledged that the consideration herein stated is the true and actual consideration paid for the above described premises and that the grantor has received the same in full payment of the purchase price of the same and that the grantor has no other claim or interest in the same.~~

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 _____ day of _____, 19____; 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.

Allan L. Simmons
Allan L. Simmons

Carol Simmons
Carol Simmons

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 _____, 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.

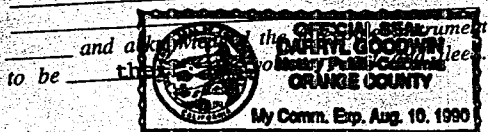
Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: _____

STATE OF OREGON,)
County of ORANGE) ss.
4-16, 19 90.

Personally appeared the above named
Allan L. Simmons & Carol Simmons



Before me:

(OFFICIAL SEAL)

Notary Public for Oregon CA.
My commission expires: AUG-10, 1990

Allan L. & Carol Simmons
9 Winchester
Irvine, CA 92720

GRANTOR'S NAME AND ADDRESS

Jimmie M. Allen
1002 Matney Way
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jimmie M. Allen
1002 Matney Way
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Jimmie M. Allen
1002 Matney Way
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

SPACE RESERVED

FOR

RECORDER'S USE

STATE OF OREGON,

ss.

County of Klamath
I certify that the within instrument was received for record on the 18th day of April, 19 90, at 9:26 o'clock A.M., and recorded in book M90 on page 7131 or as file/reel number 13656.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer
By Carolyn Muelenders Deputy

Fee \$28.00