

13770

MTC 23462-P

WARRANTY DEED

HENRY O. HOWARD & VINCENE L. HOWARD, as

KNOW ALL MEN BY THESE PRESENTS, That tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DANIEL H. BAILEY, 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:

Lot 6, Block 65, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Tax Account No. 3811-380-200

"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,

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 \$ 8,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (and which is hereby acknowledged) if not applicable should be deleted. Sec. ORS 93.030

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 19th 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.

Henry O. Howard
Henry O. Howard

Vincene L. Howard
Vincene L. Howard

STATE OF OREGON, County of _____, 19 ____.

STATE OF OREGON, County of Klamath, ss. 4/19, 19 90

Personally appeared the above named Henry O. Howard & Vincene L. Howard

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

Pamela J. Spencer
PAMELA J. SPENCER
NOTARY PUBLIC-OREGON
Notary Public for Oregon
My Commission Expires: 8/16/92

Henry O. & Vincene L. Howard
2160 Arthur St #10
Klamath Falls OR 97603
GRANTOR'S NAME AND ADDRESS

Daniel H. Bailey
PO Box 313
North Highlands CA 95660
GRANTEE'S NAME AND ADDRESS

After recording return to:
Daniel H. Bailey
PO Box 313
North Highlands CA 95660
NAME, ADDRESS, ZIP

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

Daniel H. Bailey
PO Box 313
North Highlands CA 95660
NAME, ADDRESS, ZIP

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 _____

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, ss.

County of Klamath

I certify that the within instrument was received for record on the 19th day of April, 19 90, at 2:07 o'clock PM. and recorded in book M90 on page 7299 or as file/reel number 13770, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer

By Douline Mullendore Deputy

Fee \$28.00