

13853

WTC 23437-1

WARRANTY DEED

Vol. m90 Page 7440

KNOW ALL MEN BY THESE PRESENTS, That  
KENNETH A. RICHARDS & MARY V. RICHARDS, as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ELDON M. JACKSON & JULIA J. CUMMINGS, not as tenants in common, but with \*\*, 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:

\*\*right of survivorship  
Lot 18 in block 10, TRACT NO. 1064- FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Box Account No 3909 014CA 11900

"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. 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 \$65,000.00

~~THE GRANTOR HEREBY COVENANTS TO AND WITH THE GRANTEE AND GRANTEE'S HEIRS, SUCCESSORS AND ASSIGNS, THAT THE 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.~~

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 20 day of April, 1990; 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.

Kenneth A. Richards  
Kenneth A. Richards

Mary V. Richards  
Mary V. Richards

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
April 20, 19 90

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:

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

(OFFICIAL SEAL)

STATE OF OREGON, County of Klamath ) ss.  
April 20, 19 90

Personally appeared the above named \_\_\_\_\_  
Kenneth A. Richards and Mary V. Richards

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

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

Richards

RD. Box 24014

San Jose, CA 95154

GRANTOR'S NAME AND ADDRESS

Jackson/Cummings

5965 Arland St

Bill Gardens, CA 90201

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jackson/Cummings

NAME, ADDRESS, ZIP

Use of a change is required all its statements shall be sent to the following address:

Jackson/Cummings

NAME, ADDRESS, ZIP

See above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 20th day of April, 19 90, at 8:00 o'clock P.M., and recorded in book M90 on page 7440 or as file/reel number 13853

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

Evelyn Biehn, County Clerk

Recording Officer

Pauline Mulendy Deputy

Fee \$28.00