14154 MTC 23426 **WARRANTY DEED** Vol. M90 Page 7941

KNOW ALL MEN BY THESE PRESENTS, That STEVEN R. SHERRETS and JULIE A. SHERRETS, husband and wife *hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* JOHN P. ERVINE and JULIE T. ERVINE, husband and wife *, 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 11 Block 14, TRACT NO. 1079, SIXTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909 012BD 04100

'90 APR 27 PM 2 20

"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 those of record and apparent to the land *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 $ 63,500.00 *.*

~~[illegible]~~ *(indicate which). [1](The sentence between the symbols[1], if not applicable, should be deleted. See 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 27TH *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.*

Steven R. Sherrets
STEVEN R. SHERRETS

Julie A. Sherrets
JULIE A. SHERRETS

STATE OF OREGON, County of Klamath *) ss.*
4-27 *, 19* 90 *.*

Personally appeared the above named STEVEN R. SHERRETS AND JULIE A. SHERRETS *and acknowledged the foregoing instrument to be* THEIR *voluntary act and deed.*

Before me: Julie A. Chandler
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 7-6-90

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:

Steven R. & Julie A. Sherrets
3617 Rio Vista Way
K Falls 97603
GRANTOR'S NAME AND ADDRESS

John P. & Julie T. Ervine
3617 Rio Vista Way
Klamath Falls OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath First Federal
540 Main St
Klamath Falls OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Same as above
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 27th *day of* April *, 19* 90 *, at* 2:20 *o'clock* P *M., and recorded in book* M90 *on page* 7941 *or as file/reel number* 14154 *, Record of Deeds of said county.*

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mulendore *Deputy*

Fee $28.00