

14321

WARRANTY DEED

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TRENDWEST DEVELOPMENT COMPANY, an Oregon

KNOW ALL MEN BY THESE PRESENTS, That

Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DENNIS G. KRUSE AND BETTY J. KRUSE, 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 9 in Block 3 of TRACT 1126-FIRST ADDITION TO FERNDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Assessors Account No. 3909 013BB 02700
Key NO. 569101

"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 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 \$ 68,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols, 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 2nd 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.

TRENDWEST DEVELOPMENT COMPANY

By- [Signature]

By-

STATE OF OREGON,
County of Klamath ss.

Personally appeared the above named _____

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of Klamath ss.
May 2, 1990

Personally appeared Roger Thompson 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 ASSISTANT TRENDWEST DEVELOPMENT Co., 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:

Notary Public for Oregon
My commission expires:

Beverly J. Ensor (OFFICIAL SEAL)
BEVERLY J. ENSOR
NOTARY PUBLIC-OREGON
My Commission Expires 4-23-91

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 2nd day of May, 19 90, at 11:37 o'clock AM, and recorded in book M90 on page 8265 or as file/reel number 14321. Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Muehlendae Deputy

Fee \$28.00

MOUNTAIN TITLE COMPANY