

15082

WARRANTY DEED

Vol. 90 Page 9585

KNOW ALL MEN BY THESE PRESENTS, That LEEROY D. SALSBERY & LEONA J. SALSBERY,
as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TODD J. EMBREE & REMI L. EMBREE, 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:

The West ½ of Lot 1, Block 6 of FAIRVIEW ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Tax Account No. 3809-29DB-4300

SUBJECT TO: Liens and encumbrances of record including Trust Deed in favor of First National Bank of Oregon recorded in Volume M78, page 5174, Microfilm Records of Klamath County, Oregon, which buyers herein agree to assume and pay.

"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 \$ 38,000.00. However, the actual consideration consists of or includes other property or services or promises which is the whole or part of the consideration indicated herein. (The sentence between the brackets if not applicable, should be deleted. See ORS 82-020.)

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 17th day of May, 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.

Leeroy D. Salsberry
Leeroy D. Salsberry

Leona J. Salsberry
Leona J. Salsberry

STATE OF OREGON, County of _____) ss.
_____, 19 _____

Personally appeared _____ and

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:

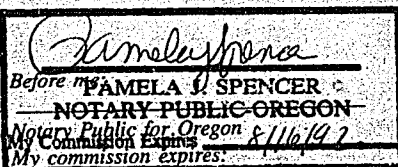
STATE OF OREGON,)
County of Klamath) ss.

5/17, 1990

Personally appeared the above named _____
Leeroy D. Salsberry & Leona J. Salsberry

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

(OFFICIAL SEAL)



Leeroy D. Salsberry & Leona J. Salsberry

727 Willowdale Dr
Prineville, OR 97754
GRANTOR'S NAME AND ADDRESS

Todd J. Embree & Remi L. Embree
1443 Worden Ave
Klamath Falls OR 97601
GRANTEE'S NAME AND ADDRESS

Todd J. Embree & Remi L. Embree

(Same address)

NAME, ADDRESS, ZIP

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

Todd J. Embree & Remi L. Embree

(Same address)

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 21st day of May, 19 90, at 9:59 o'clock A. M. and recorded in book M90 on page 9585 or as file/reel number 15082, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Mueller Deputy

Fee \$28.00