

15095

MTC 23268-D WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

Gary L. Monchamp & Nancy R. Monchamp, as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Rondal C. Moon & Linda L. Moon, as tenants by the entirety, 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 7 in Block 4, TRACT NO. 1087, FIRST ADDITION TO BANYON PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909 014BA 06300

MOUNTAIN TITLE COMPANY

"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.

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 \$ 48,500.00

However, the grantor hereby certifies that the above stated consideration consists of or includes other property or value given or promised, which is the whole part of the consideration (indicate which). (The sentence between the symbols " " is 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 18 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.

Gary L. Monchamp
Gary L. Monchamp, by Nancy R. Monchamp

Nancy R. Monchamp
Nancy R. Monchamp

STATE OF OREGON,
County of Klamath) ss.
May 18, 19 90

Personally appeared the above named
Nancy R. Monchamp, individually
and as attorney in fact for
Gary L. Monchamp

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

Before me:
(OFFICIAL SEAL) Cheryl D. Tucker
Notary Public for Oregon
My commission expires 6-16-92

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:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Gary L. Monchamp & Nancy R. Monchamp
P.O. Box 183
Lookout, CA 96054

GRANTOR'S NAME AND ADDRESS

Rondal C. Moon & Linda L. Moon
4626 Alpine Drive
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

Rondal C. Moon & Linda L. Moon
4626 Alpine Drive
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Jackson County Federal S/L
2 East Main
Medford, OR 97501

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.
I certify that the within instrument was
received for record on the 21st
day of May, 19 90,
at 11:51 o'clock A.M., and recorded
in book M90 on page 9607 or as
file/reel number 15095,
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mullins, Deputy

Fee \$28.00

MOUNTAIN TITLE COMPANY