

OK 15143

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Trevor K. Russell & Vivian E. Russell, Box 248, Oakridge OR 97463 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Dennis R. Erb & Margaret E. Erb 3380 Admiral Ave Eugene OR 97404, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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 #23 N 5 S 1/2 W 5 NW 1/4 SW 1/4 Section 10, TWP 25S R8E W.M. Five acres more or less.

Subject to a fifteen foot easement along the North boundary and the South boundary for mutual roadway and all other roadway purposes. Subject to a twenty foot wide easement for power utility use. Subject to reservations and restrictions of record.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances

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 \$ 11,000.

⓪ However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which) ⓪ (The sentence between the symbols ⓪, 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 18th day of May, 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.

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.

Trevor K. Russell
Vivian E. Russell

STATE OF OREGON,

County of KlamathMay 18, 1990Personally appeared the above named Trevor K. Russell & Vivian E. Russell

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 12/5/93

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:

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Dennis R. Erb & Margaret E. Erb
3380 Admiral Ave Eugene OR
97404

NAME, ADDRESS, ZIP

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

Dennis R. Erb & Margaret E. Erb
3380 Admiral Ave Eugene OR
97404

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 22nd day of May, 1990, at 11:50 o'clock A.M., and recorded in book/reel/volume No. M90 on page 9720 or as fee/file/instrument/microfilm/reception No. 15143, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk...
NAME TITLE

Debra Mueland Deputy
NAME

Fee \$28.00

90 MAY 22 AM 11 50